

AGENDA

KITTITAS COUNTY PLANNING COMMISSION MEETING

Tuesday, April 11, 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 – March 28, 2006
- IV. New Business
- A. O'CALLAHAN 12-LOT PERFORMANCE BASED CLUSTER PRELIMINARY PLAT (P-06-06)

Chad Bala of Terra Design Works, Inc., authorized agent for O' Callahan Family Holdings, Inc, landowner, for an application for a 14-lot Performance Based Cluster Plat pursuant to Kittitas County Code 16.09 on approximately 21.07 acres of land that is zoned Rural-3. Subject property located southwest of the City of Cle Elum, off of Westside Rd and Fowler Creek Rd, S. Cle Elum, WA 98922, located in NW ¼ Section 03, T. 19N. R.14E, W.M., in Kittitas County. Tax Parcel number 19-14-03000-0001 and 19-14-03000-0016. The proposed access is via a 60-foot easement off of Fowler Creek Road.

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

- B. SUNCADIA PHASE 1 DIVISION 5 PRELIMINARY PLAT

Phase 1 Division 5 is an 89 lot preliminary plat encompassing 21.17 acres. The plat is located in Phase 1 of the Suncadia Master Planned Resort (MPR). Land uses within the plat include: detached and attached resort residential lots, roads, and open space. The project is located in Kittitas County, Washington, southwest of the City of Roslyn and northwest of the City of Cle Elum. The project is within the MountainStar MPR Sub area.

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

C. KENDRICK STATION PRELIMINARY PLAT (P-06-08)

Kendrick Station Preliminary Plat Application to divide 8.02 acres into 8 lots. These lots range from .76 acres in size to 1.36 acres. Proponent: Chuck Cruse, authorized agent for Pine Ridge Partners LLC. Subject property is located North of Hwy 970 and east of Spanski Rd, Cle Elum, WA. 98922, within the SE ¼ of Section 25, T.20N., R.15E., W.M. in Kittitas County, tax parcel number 20-15-25056-0003. Group B well and onsite individual septic systems are proposed. Access to the plat will be via private access easements off of Dear Mountain Drive., which comes off of Spanski Rd.

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

D. PILLAR PLAT (P-06-09)

Pillar Development LLC Preliminary Plat Application to divide 7.63 Acres into one lot of 3.00 acres and one lot of 4.63 acres. Proponent: Chuck Cruse. Subject property located East of Reecer Creek Road and S of Hungry Junction Road, Ellensburg, WA, 98926 within Section 22, T. 18N. R 18E, W.M., in Kittitas County. Tax Parcel number 18-18-22057-0002.

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