

**-AGENDA-**  
(updated 9/22/06)

**KITTITAS COUNTY PLANNING COMMISSION MEETING**

Tuesday, September 26, 2006 @ 6:30 pm - COMMISSIONER'S AUDITORIUM - 205 W. Fifth Street, Ellensburg

**Procedure for Participation – Please Sign in Legibly - When Recognized:**

- State your name, address and whether you are representing only yourself or others. All remarks/comments should be addressed to the Board as a body and not to any specific member or the audience. Questions should be addressed to the Chairman.
- Please limit Applicant Presentation to fifteen (15) minutes; Public Testimony to three (3) minutes.
- Submit all written comments or other media to the Planning Commission Clerk as an exhibit for the permanent record.

- I. Call to order and introduction of members and staff.
- II. Correspondence
- III. Minutes - August 15, 2006, August 24 and August 29, 2006
- IV. Old Business

**A. VANTAGE BAY PUD REZONE Z-06-25 & 315-LOT PRELIMINARY PLAT P-06-26**

Applications for the following: 1. Vantage Bay Rezone, Z-06-25, from Forest and Range-20 to Planned Unit Development (PUD) and 2. Vantage Bay Preliminary Plat, P-06-26, a 315-lot subdivision. Proponent: Todd Lolkus Land Surveying LLC, authorized agent for BCSCBN Inc., landowner. The subject property is approximately 75.61 acres and located east of Huntzinger Road and south of Interstate-90 at Huntzinger Rd, Vantage, WA 98950 in a portion of the east half of Section 30, T17N., R23E., W.M. in Kittitas County. Parcel numbers 17-23-30010-0006, 17-23-30000-0001, and 17-23-30000-0003.

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

**B. PARKER'S SECRET VALLEY P-06-29**

Parker's Secret Valley Preliminary Plat Application to divide 37.80 acres into 12 lots. Lots range in size from 3.03 to 3.45 acres. Landowner: Luther G. Parker & Todd K. Parker. The site is located west of Cle Elum, WA and North of Nelson Siding Road, within the NE ¼ of Section 27, T.20N., R.14E., W.M. in Kittitas County, tax parcel number 20-14-27010-0002.

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

V. New Business

**A. WILSON, CALAWAY, AND BARBER REZONE Z-06-08**

General rezone of seven parcels totaling 72.36 acres from Ag-20 to Ag-3 (File No. Z-06-08).

Proponent: Blain & Joyce Wilson, Jeff & Jackie Calaway and Randy Barber, landowners, Jeff Slothower, authorized agent. Location: East of the City of Ellensburg and North of Vantage Hwy, off of Fields Road, Ellensburg, WA 98926, within Section 32 of T.18N., R.19E. W.M. in Kittitas County. The rezone applies to tax parcel numbers 18-19-32030-0003, 0004, 0009, 0010, 0027, 0029 & 18-19-32051-0002.

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

**B. RANCH ON SWAUK CREEK REZONE Z-06-27 and PRELIMINARY PLAT P-06-27**

Application for the following: 1. Ranch on Swauk Creek Rezone, Z-06-27, from Forest&Range-20, Agriculture-5 and Agriculture-3 to Planned Unit Development (PUD) and 2. Ranch on Swauk Creek Preliminary Plat Phase 1 Division 1, P-06-27, which is a 14-lot subdivision. Proponent: Chad Bala of the Terra Design Group, authorized agent for Ranch on Swauk Creek LLC and Cle Elum Pines LCC, landowners. The subject property is approximately a total of 487.43 acres and is located west of US HWY 97, and south of Ranch and Burke Roads of sections 27, 28, 33, 34 all within T 20N., R 17E., W.M. in Kittitas County. Parcel numbers 20-17-28000-0007, -0006, -0001, -0004, -0003, -0002, -0005, 20-17-33000-0001, -0008, -0023, -0025, -0019, -0024, -0026, 20-17-28030-0010, -0011, 20-17-27030-0005, -0007, -0002, -0009, -0006, -0003, and 20-17-34000-0002, -0006.

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

**C. STEWARD REZONE Z-06-20**

Charles and Margaret Steward, landowners, have submitted an application for a general zone change from Agricultural-20 to Agricultural-3 of approximately 152.36 acres. The site is located east of Cove Rd., north of Manastash Rd., west of Strande Rd., and south of Susan Rd., Ellensburg, WA 98926, within portions of SE ¼, Section 7 and SW ¼, Section 8, of T.17N., R.18E., W.M., Kittitas County, WA. The rezone applies to tax parcel numbers 17-18-07040-0019, 17-18-08000-0053, 0052, 0015, 0051, 0023, 0050.

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

**D. WHITELAW PLAT P-06-25**

Andrew and Robin Whitelaw, landowners, and Chuck Cruse of Cruse and Associates, authorized agent, submitted an application for a 7-lot plat (Whitelaw Plat P-06-25) on 21.00 acres of land that is zoned Rural-3. The site is located Northeast of the City of Cle Elum, south of Creekside Road, north of Game Trail Road, Cle Elum, WA 98922, within portions of the NE 1/4, of Section 25, and the SE 1/4, of Section 24, T.20N., R.15E., W.M. in Kittitas County, tax parcel numbers 20-15-24000-0012, 0014.

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

**E. TIMBER COVE PBC PLAT P-06-24**

Timber Cove LLC, landowner, for a 14-lot Performance Based Cluster Plat pursuant to Kittitas County Code 16.09, Forest Practices Application/Notification including a Forest Conversion on approximately 36.7 acres of land that is zoned Rural-3. the site is located East of Lake Cle Elum, west of Salmon La Sac Road approximately 6 miles northwest of Roslyn, WA. Location: A portion of N ½, NW ¼, Section 28, T.21N., R.14E., W.M., in Kittitas County. Tax Parcel number 21-14-28020-0004, 0007.

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

**F. GREEN CANYON REZONE Z-06-21**

Don Kuehn landowner, has for an application for a zone change from Forest & Range to Rural-5 of approximately 20.2 acres. The site is located north of the City of Cle Elum, Cle Elum, WA 98922, within a portion of Section 24, T. 20N., R.15E., W.M. in Kittitas County. Tax parcel number: 20-15-24050-0002. The property is located northeast of the City of Cle Elum. The property has been logged in the past. There portions that are quite steep with an estimated 30 to 40 degree slope.

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