

-AGENDA-

KITITAS COUNTY PLANNING COMMISSION MEETING

Tuesday, January 9, 2007 @ 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 – December 12, 2006
- IV. Old Business – Continued from the December 12, 2006 meeting
- A. Meadow Ridge Performance Based Cluster Plat (P-06-14)**

Application for a 14-lot Performance Based Cluster Plat (File No. P-06-14). Proponent: GeoDatum, authorized agent for Highmark Resources LLC, landowner. Location: North of the City of Cle Elum and South of Deer Creek Road, Cle Elum, WA, 98922, within a portion of the N ½ of Section 26, T.15E, W.M., in Kittitas County. Tax parcel number 20-15-26057-0002.

1. Planning Commission deliberation.
2. Motion.
3. Findings of fact to support decision.

B. Three Sons LLC Rezone (Z-06-17)

Application for a general zone change from Commercial Forest to Rural-5 (File No. Z-06-17). Proponent: Anne Watanabe, authorized agent, Three Sons LLC, landowners. Location: East of Salmon La Sac Road and East of Wadsworth Dr, Ronald, WA 98940, within a portion of Section 35, T.21N., R.14E., W.M. in Kittitas County. Tax parcel number 21-14-35000-0002.

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

C. DJ Cattle and Land Rezone (Z-06-38)

Application for a general zone change from Forest & Range to Rural-5 (File No. Z-06-38).
Proponent: Jeff Slothower authorized agent, for DJ Cattle and Land, LLC, landowners.
Location: North of the City of Cle Elum, Cle Elum, WA 98922, within a portion of Section 20, T.20N., R.15E., W.M. in Kittitas County. Tax parcel number 20-15-23051-0004.

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

D. Freeman Rezone (Z-06-43)

Application for a general zone change from Agriculture-20 to Agriculture-3 (File No. Z-06-43).
Proponent: John H.F. Ufkes, authorized agent, for Almon C. Freeman, landowner. Location: East of the City of Kittitas, South of Vantage Highway and East of Sunrise Drive, Ellensburg, WA 98926, within Section 02 of T.17N., R.20E.W.M. in Kittitas County. Tax parcel numbers 17-20-03000-0002 and 17-20-02000-0009.

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

E. Worley Rezone (Z-06-36)

Application for a general zone change from Forest & Range to Agriculture-5 (File No. Z-06-36).
Proponent: Ron Worley, landowner. Location: West of Markovich Road and South of Upper Peoh Point Road, Cle Elum, WA 98922, within a portion of Section 12, T.19N., R.15E., W.M. in Kittitas County, WA, 98926. Tax parcel numbers 19-15-12000-0040, 19-15-12000-0018, 19-15-12000-36.

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. Drebaum Rezone (Z-06-47)

Application for a general zone change from Forest & Range to R-3 (File No. Z-06-47).
Proponent: Raymond Drebaum landowner, Dave Taylor, authorized agent. Location: West of the City of Cle Elum, South of Mohar Road off of Hidden Springs Road, Cle Elum, WA 98922, within Section 09 of T.19N., R.15E., W.M. in Kittitas County. Tax parcel numbers 19-15-09000-0006, 0008 & 0001.

1. Staff presentation
2. Applicant presentation.

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

B. Sierra Group Holdings Rezone (Z-06-39)

Application for a general zone change from Forest & Range to Rural-3 (File No. Z-06-39).
Proponent: Sierra Group Holdings, LLC and Collins Investments, LLC, landowners. Location:
East of SR-903 and North of Mountain Ridge Dr, Roslyn, WA 98941, within a portion of Section
8, T.20N., R.15E., W.M. in Kittitas County. Tax parcel numbers 20-15-089000-0002 & 0003.

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

C. Manna Funding Rezone (Z-06-46)

Application for a general zone change from Forest & Range to Rural-3 (File No. Z-06-46).
Proponent: Manna Funding, LLC , Wild Horse Ranch, LLC, Peregrine Skies, LLC, Premier
Property and Development Group, LLC and Wild Rivers Crossing, LLC, landowners. Location:
East of SR-903 and North of Mountain Ridge Dr, Roslyn, WA 98941, within a portion of Section
8, T.20N., R.15E., W.M. in Kittitas County. Tax parcel numbers 20-15-08050-0001, 0002, 0003,
0004 and 0005.

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