

## -AGENDA-

# KITTITAS COUNTY PLANNING COMMISSION MEETING

Tuesday, January 23, 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 – January 9, 2007
- IV. Old Business – Continued from the January 9, 2007 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. Record is closed.

1. Board approval of Findings of Fact to support decision rendered at the January 9, 2007 Planning Commission meeting.

**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. Record is closed.

1. Board approval of Findings of Fact to support decision rendered at the January 9, 2007 Planning Commission meeting.

**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. Record is closed.

1. Board approval of Findings of Fact to support decision rendered at the January 9, 2007 Planning Commission meeting.

**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 Dr., 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. Record is closed.

1. Board approval of Findings of Fact to support decision rendered at the January 9, 2007 Planning Commission meeting.

**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, 19-15-12000-0036. Record is closed.

1. Board approval of Findings of Fact to support decision rendered at the January 9, 2007 Planning Commission meeting.

**F. 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. Record is closed.

1. Board approval of Findings of Fact to support decision rendered at the January 9, 2007 Planning Commission meeting.

**G. 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 20-15-08000-0002 & 0003.

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

**H. 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.

**I. Minor Rezone (Z-06-40)**

Application for a general zone change from Ag-20 to Rural-5 (File No. Z-06-40). Proponent: Pat Minor, landowner. Location: East of Look Road, south of Alford Road, and west of Wilson Creek Road, Ellensburg, WA 98926, within portions of SE ¼, Section 7 and SW ¼, Section 8, of T.18N., R.19E., W.M., in Kittitas County. Tax parcel numbers 18-19-08030-0028, 18-19-07052-0003, 0002 and 0001.

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. Whispering Spirits Plat (P-06-41)**

Application for a 3-lot plat (File No. P-06-41). Proponent: Kahneeta LLC., landowner. Location: East of Salmon La Sac Road and north of Grandview Road, Ronald, WA, 98940, within the SW ¼ of Section 09, T.21N., r.14E., W.M. in Kittitas County. Tax parcel number 21-14-09057-0004.

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

**B. Misty Mountain Rezone and Plat (Z-06-49, P-06-42)**

Application for a general rezone from Forest and Range-20 & R-3 to R-3 and application for a 7-lot plat (File No's. Z-06-49 and P-06-42). Location: East of FS 3350 Road and north of Hundrick Dr., Cle Elum, WA 98922, within a portion of the north half of Section 9, T19N., R15E., W.M. in Kittitas County. Tax parcel numbers 19-15-09000-0007, 19-15-09000-0014.

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

**C. Whitaker Rezone (Z-06-41)**

Application for a general zone change from Ag-20 to Ag-3 (File No. Z-06-41). Proponent: Harry O. and Elizabeth Whitaker, landowners, Jeff Slothower, authorized agent. Location: North of the City of Ellensburg, east of Reecer Creek Road off of Smithson Road, Ellensburg, WA 98926, within Section 34 of T.19N., R.18E. W.M. in Kittitas County. Tax parcel numbers 19-18-27000-0007, 19-18-34000-0003, 0015, 0016, and 0017.

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