

## -AGENDA-

# KITITAS COUNTY PLANNING COMMISSION MEETING

Tuesday, February 27, 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 – February 13, 2007

IV. Old Business

#### A. **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. Board approval of Findings of Fact to support decision rendered at the January 23, 2007 Planning Commission meeting.

#### B. **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. Board approval of Findings of Fact to support decision rendered at the January 23, 2007 Planning Commission meeting.

#### C. **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. Board approval of Findings of Fact to support decision rendered at the January 23, 2007 Planning Commission meeting.

**D. Storkson Preliminary Plat (P-06-44)**

Application for a 6-lot Performance Based Cluster Plat pursuant to Kittitas County Code 16.09 on approximately 63.78 acres of land that is zoned Forest and Range (File No. P-06-44). Proponent: Ian Elliot, authorized agent for Darrel J. Storkson, landowner. Location: West of Weaver Road and northwest of High Ranch Road, Ellensburg, WA 98926, within Section 35, T.18N.R.17E and Section 2, T.17N.R.17E, W.M., in Kittitas County. Tax Parcel number 17-17-02000-0018.

1. Board approval of Findings of Fact to support decision rendered at the February 13, 2007 Planning Commission meeting.

**E. Annis Plat (P-06-40)**

Application for a 2-lot plat on 6.21 acres of land that is zoned Rural-3 (File No. P-06-40). Proponent: Michael Annis, landowner. Location: North of Morgan Creek Road and east of Lake Cle Elum, Ronald, WA 98940, within Section 09, T.21N.R.14E., W.M., in Kittitas County. Tax parcel number 21-14-09054-0001.

1. Board approval of Findings of Fact to support decision rendered at the February 13, 2007 Planning Commission meeting.

**F. Kenzie Corner Plat (P-06-39)**

Application for a 6-lot plat on 6.83 acres of land that is zoned Suburban-2 (File No. P-06-39). Proponent: Glen Parker, landowner. Location: North of Airport Road and east of Third Avenue, Cle Elum, WA 98922, within Section 25, R.20N.R15E, W.M., in Kittitas County. Tax Parcel number 20-15-25057-0004.

1. Board approval of Findings of Fact to support decision rendered at the February 13, 2007 Planning Commission meeting.

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

Application for a general zone change of five parcels totaling 157.34 acres 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.

**V. New Business**

**A. Turf Trails Plat (P-06-30)**

Application for a 9-lot plat on 13.75 acres that is zoned Suburban (File No. P-06-30). Proponent: Thomas J. Fenz, landowner, Chris Cruse, authorized agent for Cruse and

Associates. Location: North of Kittitas Hwy. and west of No. 6 Road comprising a portion of the S 1/2 of Section 06, T.17N., R19E., W.M. in Kittitas County. Tax parcel number 17-19-06040-0027.

1. Staff presentation.
2. Applicant presentation.
3. Public testimony.
4. Planning Commission deliberation.
5. Motion.