

-AGENDA-

KITTITAS COUNTY PLANNING COMMISSION MEETING

Tuesday, April 24, 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 –March 27, 2007

IV. Old Business

A. Western Investment LLC Preliminary Plat (P-06-47)

Application to divide 20 acres into six lots ranging in size from 3.0 acres to 4.35 acres (File No. P-06-47). Proponent: Western Investment Group LLC, landowner. Location: In the vicinity of Lake Cle Elum off Salmon La Sac Road, north of Ronald, WA, 98940, within the southwest ¼ Section 16, T.21N., R.14E., W.M. in Kittitas County. Tax parcel number 21-14-16000-0004.

1. Board approval of Findings of Fact to support decision rendered at the March 27, 2007 Planning Commission meeting.

B. Kolton Preliminary Plat (P-06-48)

Application to divide 3.10 acres into 3 lots ranging in size from 1.0 to 1.10 acres (File No. P-06-48). Proponent: Shane Jump, landowner, Chris Cruse, authorized agent. Location: In the vicinity of 2118 Judge Ronald Road, Ellensburg, WA 98926, within parts of Section 31, T.18N., R.19E., W.M. in Kittitas County. Tax parcel number 18-19-31071-0001.

1. Board approval of Findings of Fact to support decision rendered at the March 27, 2007 Planning Commission meeting.

C. Gaub Plat (P-06-46)

Application for a 5 lot plat on approximately 16.31 acres of land that is zoned Ag-3 (File No. P-06-46). Proponent: Gordon Gaub, landowner. Location: South of SR 970 and east of Hidden Valley Road, Cle Elum, WA 98922, within parts of Section 32, T.20N., R.17E., W.M. in Kittitas County. Tax parcel number 20-17-32054-0002.

1. Board approval of Findings of Fact to support decision rendered at the March 27, 2007 Planning Commission meeting.

D. Dantzler Rezone II (Z-06-51)

Application for a general zone change from Ag-20 to Rural-3 of approximately 11.79 acres (Z-06-51). Proponent: Jeffrey A. and Sharon Dantzler. Location: North of SR-970 and south of Red Bridge Road, Cle Elum, WA 98922, within a portion of Section 26, T.20N., R.16E., W.M. in Kittitas County. Tax parcel number 20-16-26000-0058.

1. Board approval of Findings of Fact to support decision rendered at the March 27, 2007 Planning Commission meeting.

E. Miller/Sferra Rezone (Z-06-28)

Application for a general zone change from Forest and Range and Rural-3 to Master Planned Resort for approximately 127.44 acres. Proponent: Suncadia LLC, authorized agent for Forest Miller and Linda Sferra, landowners. Location: South of Horvatt Road, and is bisected by Nelson Dairy Road at 1390 Nelson Dairy Road, Roslyn, WA 98941 within Section 18, T.20N., R.15E., W.M. in Kittitas County. Tax parcel numbers 20-15-18040-0013, 20-15-18040-0003, 20-15-18030-0001, 20-15-18030-0007, and 20-15-18030-0006.

1. Board approval of Findings of Fact to support decision rendered at the March 27, 2007 Planning Commission meeting.

F. Sukert Rezone (Z-06-29)

Application for a general zone change from Suburban to General Commercial for approximately 1.01 acres. Proponent: Robert Sukert, authorized agent for REJF LLC, landowner. Location: North of Carek Road, east of Bullfrog Road, west of Shaft Street, and south of No. 245 Road at 81 Carek Road, Roslyn, WA 98941, within Section 21, T.20N., R.15E., W.M. in Kittitas County. Tax parcel number 20-15-21030-0031.

1. Board approval of Findings of Fact to support decision rendered at the March 27, 2007 Planning Commission meeting.

G. Teanaway Ridge and Sinclair Rezone (Z-06-57)

Application for a general zone change from Commercial Agriculture and Agriculture-20 to Agriculture-3 for approximately 130.06 acres. Proponent: Terra Design Group and Jeff Slothower, authorized agents for Teanaway Ridge LLC, Arthur Sinclair and Basil Sinclair, landowners. Location: North of Dry Creek Road, east of Faust Road, west of Reecer Creek Road, and south of Hungry Junction Road at 2910 and 2912 Faust Road, Ellensburg, WA 98926, within portions of Sections 21, 22, and 28, T.18N., R.18E., W.M. in Kittitas County. Tax parcel numbers 18-18-21040-0001, 18-18-21040-0006, 18-18-22030-0010, and 18-18-28000-0001.

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

V. New Business

A. Freeman Homes Rezone (Z-06-52)

Application for a general zone change from Ag-20 to Rural-5 for approximately 52.32 acres. Proponent: Almon C. Freeman & Terry Freeman, landowners, John H.F. Ufkes, authorized agent. Location: Northwest of the city of Ellensburg, north and southwest of SR 97, Ellensburg, WA 98926, within Section 26 of T.19N., R.17E. W.M. in Kittitas County. Tax parcel numbers 19-17-26050-0056, 19-17-26051-0001 and 19-17-26051-0002.

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

B. Duncan Rezone (Z-06-55)

Application for a general zone change from Ag-20 to Ag-3 for approximately 21.57 acres. Proponent: Craig and Reesa Duncan, landowners. Location: West of the city of Ellensburg, north of Manastash Road off of Cove Road, Ellensburg, WA 98926, within Section 07 of T.17N., R.18E. W.M. in Kittitas County. Tax parcel number 17-18-07030-0018.

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