

-AGENDA-

KITITAS COUNTY PLANNING COMMISSION MEETING

June 26, 2007 @ 6:30 pm - COMMISSIONER'S AUDITORIUM - 205 W. Fifth Street, Ellensburg

- I. Call to order and introduction of members and staff.
- II. Correspondence
- III. Minutes – June 12, 2007
- IV. Old Business

A. 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. Board approval of Findings of Fact to support decision rendered at the June 12, 2007 Planning Commission meeting.

B. Tacoma Motorcycle Club Rezone (Z-07-01)

Application for a general zone change from Forest and Range to Agriculture-5 of approximately 27.00 acres. Proponent: Dick Susan, authorized agent for Tacoma Motorcycle Club, landowners. Location: South of Nelson Siding Road and west of Tallmadge Road, Cle Elum, WA 98922, within a portion of Section 20, T.20N., R.14E., W.M. in Kittitas County. Tax parcel number 20-14-20030-0003.

- 1. Board approval of Findings of Fact to support decision rendered at the June 12, 2007 Planning Commission meeting.

C. Sherwood Gilbert 6-Lot Plat (P-07-08)

Application for a 6-lot Long Plat on 66.82 acres that is zoned Commercial Agriculture. Proponent: Cam Sherwood, landowner. Location: North of City of Kittitas on Gilbert Road in a portion of the NW ¼ of Section 19, T.18N., R.20E., W.M. in Kittitas County. Tax parcel numbers 18-20-19051-0001, 0002 and 0003.

- 1. Board approval of Findings of Fact to support decision rendered at the June 12, 2007 Planning Commission meeting.

D. Sherwood Brick Mill 6-Lot Plat (P-07-10)

Application for a 6-lot Long Plat on 66.76 acres that is zoned Commercial Agriculture. Proponent: Cam Sherwood, landowner. Location: North of City of Kittitas at the northeast corner of Gilbert and Brick Mill Road in a portion of the NW ¼ of Section 19, T.18N., R.20E., W.M. in Kittitas County. Tax parcel numbers 18-20-19050-0001, 0002 and 0003.

- 1. Board approval of Findings of Fact to support decision rendered at the June 12, 2007 Planning Commission meeting.

E. McMechan Rezone (Z-06-50)

Application for a general zone change from Agriculture-20 to Agriculture-3 of approximately 35.72 acres. Proponent: E. Clay McMechan III, Authorized Agent for McMechan, Clay Etal Trustees, landowners. Location: North and west of Strande Road, Ellensburg, WA 98926, within a portion of Section 09, T.17N., R.18E., W.M. and Section 08, T.17N., R.18E., W.M. in Kittitas County. Tax parcel numbers 17-18-09020-0012, 17-18-08000-0002.

1. Staff Presentation.
2. Applicant Presentation.
3. Public Testimony.
4. Planning Commission deliberation.
5. Motion.

F. 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.

V. New Business

A. Roza View Drive Rezone (Z-07-06)

Application for a general zone change from Forest & Range to Ag-5 of approximately 151.58 acres. Proponent: James T. Denison, Jr., authorized agent for Otto Siever, Winfred Clemenson, Margaret Walsh, George Verhuel, Danny Burrill and Phillip Mahre, landowners. Location: South of the City of Ellensburg, east of SR 821 off Roza View and Burbank Creek Roads, Yakima, WA, 98901, within a portion of Sections 21 & 22, T.15N., R.19E., W.M. in Kittitas County. Tax parcel numbers 15-19-21000-0011, 0014, 0015, 0016, 0020, 15-19-22000-0012, 0014, 0016, 0027, 0028, 0031, 0033.

1. Staff Presentation.
2. Applicant Presentation.
3. Public Testimony.
4. Planning Commission deliberation.
5. Motion.

B. Persson Preliminary Plat (P-07-20)

Application to divide 20.37 acres into 5 lots ranging in size from 3.0 acres to 8.37 acres. Proponent: Greg and Lisa Persson, landowner, Chris Cruse, authorized agent. Location: In the vicinity of 3170 Hungry Junction Road, Ellensburg, WA, 98926, within parts of Section 22, T18N., R18E., W.M. in Kittitas County. Tax parcel number 18-18-22057-0001.

1. Staff Presentation.
2. Applicant Presentation.
3. Public Testimony.
4. Planning Commission deliberation.
5. Motion.

C. Thunder Ridge Preliminary Plat (P-07-23)

Application to divide 8.02 acres into 8 lots ranging in size from 0.83 acres to 1.34 acres. Proponent: Thunder Ridge Development LLC, landowner, Chuck Cruse, authorized agent. Location: East of the City of Cle Elum located off Deer Meadow Drive, Cle Elum, WA 98922, within parts of Section 25, T20N., R15E., W.M. in Kittitas County. Tax parcel number 20-15-25056-0002.

1. Staff Presentation.
2. Applicant Presentation.
3. Public Testimony.
4. Planning Commission deliberation.
5. Motion.