

## -AGENDA-

# KITITAS COUNTY PLANNING COMMISSION MEETING

Tuesday, September 11, 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 –August 28, 2007

IV. Old Business

#### A. **Hungry Hill Plat (P-07-33)**

Application for the division of three parcels totaling approximately 25.89 acres into a total of 8 lots ranging in size from 3.00 to 4.00 acres. Proponent: Chris Cruse of Cruse and Associates, authorized agent for Jim Anspach and Bill Bailey, landowners. Location: The property is located north of the City of Ellensburg, south of Hungry Junction Road and east of Reecer Creek Road, Ellensburg, WA 98926, and located in portions of Section 22, T18N, R18E, WM in Kittitas County. Tax parcel numbers are 18-18-22056-0001, 0002 and 0004.

1. Board approval of Findings of Fact to support decision rendered at the August 28, 2007 Planning Commission meeting.

#### B. **Cle Elum Properties Preliminary Plat (P-06-15)**

A resubmitted application for a 14 lot plat on approximately 42.30 acres of land that is zoned Ag-3. Proponent: Mark Kirkpatrick, authorized agent for Cle Elum Properties LLC, landowner. Location: East of Cle Elum and south of SR 970 off of Leo Lane, located in Section 32, T20N, R17E, WM in Kittitas County. Tax parcel number 20-17-32000-0005.

1. Board approval of Findings of Fact to support decision rendered at the August 28, 2007 Planning Commission meeting.

#### C. **Pine Prairie Cluster Plat (P-07-13)**

Application to divide 29.29 acres into six (6) lots. The lots are two-acres in size. 17.29 acres or 59% of the plat will be in open space for perpetuity in which pedestrian trails will wind up the hill and along the seasonal stream with benches for viewing wildlife and bird watching with picnic tables at two locations. There will be an outdoor riding arena on site. Proponent: Catherine Dunn, Terra Design Group, authorized agent for DK Consultants, landowner. Location: East of

the City of Cle Elum located off Bettas Road, Cle Elum, WA 98922, located in the southwest quarter of Section 9, T19N, R16E, WM in Kittitas County. Tax parcel numbers 19-17-09010-0008, 0009 & 0010.

1. Board approval of Findings of Fact to support decision rendered at the August 28, 2007 Planning Commission meeting.

**D. Aztec Estates Preliminary Plat (P-07-09)**

Application to divide 21.04 acres into seven (7) lots. The lots are approximately 3 acres in size. Proponent: William D. Schmidt, landowner. Location: North of the City of Ellensburg located off of Wilson Creek Road, Ellensburg, WA 98926, located in the northwest ¼ of Section 32, T18N, R19E, WM in Kittitas County. Tax parcel numbers 18-19-32020-0026 & 18-19-32053-0004.

1. Board approval of Findings of Fact to support decision rendered at the August 28, 2007 Planning Commission meeting.

**E. Happy Trails Plat (P-06-38)**

Application for a 9-lot plat (Happy Trails Plat P-06-38) on 14.57 acres of land that is zoned Suburban. Proponent: Chris Cruse, authorized agent for Cruse and Associates, Tall Brothers Development LLC. Location: North of Kittitas Hwy. and west of No. 6 Road comprising a portion of the S ½ of Section 6, T17N, R19E, WM in Kittitas County. Tax parcel number 17-19-06040-0026.

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