

-AGENDA-

KITITAS COUNTY PLANNING COMMISSION MEETING

Tuesday, November 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 –November 13, 2007

IV. Old Business

A. Timber Heights Preliminary Plat (P-07-43)

The Timber Heights Preliminary Plat is an application for the division of one parcel totaling approximately 35.31 acres into a total of 11 lots ranging in size from 3.00 to 4.00 acres. Proponent: Marisa Kosney of Sapphire Skies, authorized agent for MC 10, LLC, landowner. Location: East of Salmon La Sac Road and Night Sky Drive, Cle Elum, WA 98922 and located in portions of Section 9, T21N, R14E, WM in Kittitas County. Tax Parcel number 21-14-09061-0010.

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

B. Airport Highlands Plat (P-07-29)

The Airport Highland Plat is an application for a 4-lot Preliminary Plat on approximately 13.44 acres of land that is zoned AG-3. Each lot is 3.36 acres. Proponent: Chuck Curse, Authorized Agent for Thomas Roth, landowner. Location: Approximately 1.75 miles east of the City of Cle Elum, on the north side of Airport Road, Located in a portion of Section 29, T20N, R16E, WM, in Kittitas County. Tax Parcel number 20-16-29050-0001.

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

C. Central Cascade Land Company Rezone (Z-07-02)

This rezone application is for a zone change from Forest & Range to Rural-3 of approximately 285.17 acres. Proponent: Central Cascade Land Company, LLC, landowner, Anne Watanabe, authorized agent. Location: East of Shaft St and north of SR 903, Roslyn, WA 98941, within a portion of Section 21, T20N, R15E, WM, in Kittitas County. Tax Parcel numbers 20-15-21020-0001 & 0004, 20-15-21000-0001, 0002, 0003, 0004, 0005, 0006, 0007, 0008, 0009.

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

D. Gigstead PUD Rezone (Z-07-14) and Mission View Meadows Plat (P-07-45)

The application is for the following: Gigstead Rezone (Z-07-14), rezone from Agriculture-3 to Planned Unit Development (PUD) for approximately 10.10 acres and Mission View Meadows Preliminary Plat (P-07-45), which is a 9 lot subdivision. Proponent: James and Laurie Gigstead, landowners. Location: East of the City of Ellensburg located off Judge Ronald Road, Ellensburg, WA 98926, in the southwest quarter of Section 32, T18N, R19E, WM, in Kittitas County. Tax Parcel numbers 18-19-32061-0001, 0002, 0003.

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

E. Zahajko Plat (P-07-05)

The Zahajko Plat is an application to divide 19.14 acres into six lots. The lots range in size of approximately three acres each. Proponent: Michael and Sheila Zahajko, landowners. Location: East of the City of Cle Elum located off Weihl Road, Cle Elum, WA 98922, located in a portion of Section 26, T20N, R16E, WM, in Kittitas County. Tax Parcel number 20-16-26000-0001.

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

F. Happy Trails Preliminary 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, W.M. 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.

V. New Business

A. Grandpa's Ranch Rezone (Z-07-42)

Application for a zone change from Forest & Range to Rural-3 of approximately 150 acres. Proponent: Grandpa's Ranch LLC, landowner, Jeff Slothower, authorized agent. Location: West of Pasco Road and south of I-90, Cle Elum, WA 98922, within a portion of Section 2 & 3, T19N, R14E, WM in Kittitas County. Map numbers 19-14-03000-0002, 19-14-03000-0134, 19-14-03000-0135, 19-14-03000-0009, 19-14-02030-0005, 19-14-02030-0013, 19-14-02030-0014, 19-14-02030-0015, 19-14-02030-0016.

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

B. Taylor 14-Lot Performance Based Cluster Plat (P-07-26)

Application from John Taylor, landowner, for a 14-lot Performance Based Cluster Plat pursuant to Kittitas County Code 16.09 on approximately 21.00 acres of land that is zoned Rural-3. Location: north of SR-970, south of Red Bridge Road, east of Wiehl Road and west of Teanaway Road at 5800 Red Bridge Road, Cle Elum, WA 98922 located within a portion of the West ½ of Section 25, T. 20N., R. 16E., W.M., in Kittitas County. Map number 20-16-25000-0066.

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

C. Gleason 14-Lot Performance Based Cluster Plat (P-07-24)

Application from Gleason Properties LLC, landowner, for a 14-lot Performance Based Cluster Plat pursuant to Kittitas County Code 16.09 on approximately 21.00 acres of land that is zoned Rural-3. (File: Gleason Properties, P-07-24) Location: north of SR-970, south of Red Bridge Road, and east of Wiehl Road at 5130 Red Bridge Road, Cle Elum, WA 98922 located within a portion of the East 1/2 of Section 26 and the West 1/2 of Section 25, T20N, R16E, WM, in Kittitas County. Map number 20-16-26000-0006.

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

D. Fremmerlid 14-Lot Performance Based Cluster Plat (P-07-34)

Application from Mark Fremmerlid, landowner, for a 14-lot Performance Based Cluster Plat pursuant to Kittitas County Code 16.09 on approximately 21.00 acres of land that is zoned Rural-3. Location: north of SR-970, south of Red Bridge Road, and east of Wiehl Road on Red Bridge Road, Cle Elum, WA 98922 located with a portion of the East 1/2 of Section 26, T20N, R16E, WM, in Kittitas County. Map number 20-16-25000-0013.

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

E. Cameron 14-Lot Performance Based Cluster Plat (P-07-36)

Application from Duane Cameron, landowner, for a 14-Lot Performance Based Cluster Plat pursuant to Kittitas County Code 16.09 on approximately 22.86 acres of land that is zoned Rural-3. The subject property is located North of SR-970, south of Red Bridge Road, east of Wiehl Road and west of Teanaway Road at 5800 Red Bridge Road, Cle Elum, WA 98922 located within a portion of the West ½ of Section 25, T. 20N., R. 16E., W.M., in Kittitas County. Map numbers 20-16-25000-0065 and 20-16-25000-0055.

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