

AGENDA

KITTITAS COUNTY PLANNING COMMISSION MEETING January 23, 2006 @ 6:30 P.M.

COMMISSIONER'S AUDITORIUM
205 W. Fifth Street, Ellensburg WA

5:00 P.M. – PALACE CAFE PROCEDURE MEETING WITH STAFF AND LEGAL COUNCIL

6:30 P.M. – COMMISSIONER'S AUDITORIUM – Regular Meeting

- I. Call to order and introduction of members and staff.
- II. Correspondence
- III. Elections for 2006 Chairperson and Vice-Chairperson
- IV. Review the Constitution and By-laws of the Planning Commission
- V. Minutes of November 28, 2005, December 5, 2005 and December 12, 2005
- VI. New Business

A. CHAMBERLAIN REZONE SEPA APPEAL

A timely SEPA appeal pursuant to KCC 15A.04 was submitted on December 23, 2005 with \$300.00 to the Kittitas County Board of Commissioners for the Chamberlain Rezone SEPA Threshold Determination. Please refer to the appeal letter dated December 23, 2005 for a list of the appellants. Jeff Slothower, authorized agent for Sherry Chamberlin, landowner has submitted an application for a zone change of approximately 77.80 acres from Commercial Agriculture and Agriculture-20 to Rural-3. The subject parcels are located on 9201 Thorp Highway, Thorp, WA. 98946, bordering Thorp Depot Rd. on the west, Goodwin Road on the north, and the Thorp Highway on the east, within the southeast quarter of Section 11 of T18N, R17E, WM in Kittitas County. There are nine contiguous parcels within this rezone request (APN 18-17-11040-0007, 0023, 0033, 0034, 0035, 0036, 0037, and 0039).

*This rezone request is the follow-up to the 2005 comprehensive plan map changes recommended for approval by the Planning Commission and approved by the Board of County Commissioners on December 20th, 2005.

B. CHAMBERLAIN REZONE

Jeff Slothower, authorized agent for Sherry Chamberlin, landowner has submitted an application for a zone change of approximately 77.80 acres from Commercial Agriculture and Agriculture-20 to Rural-3. The subject parcels are located on 9201 Thorp Highway, Thorp, WA. 98946, bordering Thorp Depot Rd. on the west, Goodwin

Road on the north, and the Thorp Highway on the east, within the southeast quarter of Section 11 of T18N, R17E, WM in Kittitas County. There are nine contiguous parcels within this rezone request (APN 18-17-11040-0007, 0023, 0033, 0034, 0035, 0036, 0037, and 0039).

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C. MARTENS REZONE (Z-05-01)

Rezone of two lots (.229 acres) from Residential-2 to General Commercial, within the Ronald Urban Growth Node.* Authorized Agent, Jerry Martens representing land owner, Mountain High Investments, LLC. Subject property is located at 21 Artic Avenue, Ronald, WA, 98940 within the Urban Growth Node of Ronald, Section 07 of T.20.N, R15E, WM. The property is located on the northeast corner of Arctic Avenue and State Route 903. This site is directly west of the current town Post Office, and located one block south of The OLD #3 Restaurant. There are two parcels within this rezone request (tax parcel number #20-15-07050-1201 & 20-15-07050-1202). The property is currently being used as a mini-warehouse storage site with 26 individual rental units under a conditional use permit. Power, water, and sewage services are available to this property. Access to the site is currently from Arctic Avenue. The request is for a rezone of the property to bring it into compliance with the existing use. Future use of the site has not been determined.

*This rezone request is the follow-up to the 2005 comprehensive plan map changes recommended for approval by the Planning Commission and approved by the Board of County Commissioners on December 20th, 2005.

1. Staff presentation.
2. Applicant presentation.
3. Public testimony.
4. Planning Commission deliberation.
5. Motion.
6. Findings of fact to support decision.

D. SUNCADIA REZONE (Z-2005-13)

Three Tracts totaling Approx. 1.10 acres of Master Planned Resort and "No Known Designated" Zone to General Commercial, Master Planned Resort and County Right of Way)* Land Owner: Suncadia, LLC, Jeffrey Anderson, and Kittitas County Public Works Authorized Agent: F. Steven Lathrop. Subject Properties are located near Bullfrog Rd, Roslyn WA as follows:

Parcel #1: 0.17 acres: West of SR 903 and north of the SR 903 and Bullfrog Rd intersection being a portion of 20-15-20040-0004 and 20-15-21030-0004.

Parcel #2: 0.57 acres: West of Bullfrog Rd and South of the Cle Elum River in Tract ROW 1, Suncadia, Phase 1 Division 3.

Parcel #3: 0.36 acres: West of Bullfrog Rd being portion of the NW ¼ of T.20 N and R.15, Section 31.

General rezone of 1.1 acres involving three small parcels/tracts of land as follows:
Parcel #1- Present zoning is Master Planned Resort Zoning. Requesting to go to General Commercial Zoning. The parcel is no longer eligible for Master Planned Resort

zoning after the recently approved Comprehensive Plan designation changes made in 2005. Parcel # 2- Present zoning is unknown. Requesting to go to Master Planned Resort Zoning. This parcel is only eligible for Master Planned Resort Zoning under the recently approved Comprehensive Plan changes made in 2005.

Parcel #3- Present zoning is Master Planned Resort. Requesting to be Public-Right-of-Way on the zoning map. This parcel is no longer eligible for Master Planned Resort zoning under the recently approved Comprehensive Plan changes made in 2005.

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1. Staff presentation.
2. Applicant presentation.
3. Public testimony.
4. Planning Commission deliberation.
5. Motion.
6. Findings of fact to support decision.

E. OLD #3 LLC REZONE (Z-05-14)

Rezone of a 7,031 square foot lot from Residential-2 to General Commercial, within the Ronald Urban Growth Node Land Owner: Old No. 3, LLC. Authorized Agent: Clay Wickstrom. The subject property is located at 8341 State Route 903, Ronald WA 98940, on the corner of 1st street connection and S.R. 903, within the Urban Growth Node of Ronald, Section 07 of T.20.N, R15E, WM. There is one parcel within this rezone request (tax parcel number #20-15-07050-1102)

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1. Staff presentation.
2. Applicant presentation.
3. Public testimony.
4. Planning Commission deliberation.
5. Motion.
6. Findings of fact to support decision.

F. RONALD MILL SITE #1 AND TEANAWAY RIDGE LLC REZONE (Z-05-21)

Terra Design Works, agent for the Ronald Mill Site #1 and Teanaway Ridge LLC, submitted an application for a zone change from General Industrial to General Commercial of approximately 12.15 acres. The subject parcels are located north of SR 903, 9291 SR 903, Ronald, WA 98941, and are described as being a portion of tax parcel numbers 20-14-12010-0004 and 20-14-12041-0001 encompassing 300 feet north of SR 903 and being 1765.59 feet in length. The subject parcel is currently zoned General Industrial and is located within the Ronald Urban Growth Node. Zoning in the proximity of the subject parcels are currently zoned Highway Commercial and General Industrial.

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1. Staff presentation.
2. Applicant presentation.
3. Public testimony.
4. Planning Commission deliberation.
5. Motion.
6. Findings of fact to support decision.

G. KELY PRELIMINARY PLAT (P-05-27)

Kely Preliminary Plat Application to divide 21.00 acres into 7 lots all 3.00 acres each. Proponent: Darren Buck. Subject property located East of S. Cle Elum Ridge Rd (Forest Service 3350 Rd) and West of Hidden Springs Rd, S. Cle Elum, WA 98943, within the NE ¼ of Section 09, T.19N., R.15E., W.M. in Kittitas County, tax parcel number 19-15-09000-0020.

1. Staff presentation.
2. Applicant presentation.
3. Public testimony.
4. Planning Commission deliberation.
5. Motion.
6. Findings of fact to support decision.

H. HUNTRICK PROPERTIES PRELIMINARY PLAT (P-05-29)

Huntrick Properties Preliminary Plat Application to divide 21.00 acres into 7 lots all 3.00 acres each. Proponents: Jeffrey S. Hunter and Kevin Tedrick. Subject Property is located East of S. Cle Elum Ridge Rd (Forest Service 3350 Rd) and West of Hidden Springs Rd, S. Cle Elum, WA. 98943, within the NE ¼ of Section 09, T.19N., R.15E., W.M. in Kittitas County, tax parcel number 19-15-09000-0022.

1. Staff presentation.
2. Applicant presentation.
3. Public testimony.
4. Planning Commission deliberation.
5. Motion.
6. Findings of fact to support decision.

I. WALDWOODS PRELIMINARY PLAT (P-05-32)

Waldwoods Preliminary Plat Application to divide 21.00 acres into 7 lots all 3.00 acres each. Proponents: Mark and Maria Wald. Subject property located East of S. Cle Elum Ridge Rd (Forest Service 3350 Rd) and West of Hidden Springs Rd, S. Cle Elum, WA 98943, within the NW ¼ of Section 09, T.19N., R.15E., W.M. in Kittitas County, tax parcel number 19-15-09000-0012.

1. Staff presentation.
2. Applicant presentation.
3. Public testimony.
4. Planning Commission deliberation.
5. Motion.
6. Findings of fact to support decision.

J. CARMEL VIEWS PRELIMINARY PLAT (P-05-33)

Proposed Preliminary Plat Application. Allen Shoal, authorized agent for Oren Development LLC, landowner, submitted an application for an 8-lot plat on approximately 24.03 acres of land that is zoned Rural 3. The subject property is located southeast of Woods and Steele Road and south of Chandler Road and Revelstoke on Chandler Road, Cle Elum, WA 98922, located in Section 07, T. 19N. R 15E, W.M., in Kittitas County. Tax Parcel number 19-15-07000-0021. The proposed access is via Chandler Road. The applicant is proposing a Group B Water System and individual septic.

1. Staff presentation.
2. Applicant presentation.
3. Public testimony.
4. Planning Commission deliberation.
5. Motion.
6. Findings of fact to support decision.

H. LANNIGAN MEADOWS PLAT) 14-LOT PERFORMANCE BASED CLUSTER PRELIMINARY (P-05-38)

Performance Based Cluster Plat Application. Chad Bala of Terra Design Works, Inc., authorized agent for Teanaway Ridge LLC, landowner, for an application for a 14-lot Performance Based Cluster Plat pursuant to Kittitas County Code 16.09 on approximately 21.49 acres of land that is zoned Agriculture-3. Located north of Airport Road and east of the City of Cle Elum and White Road, on Airport Road, Cle Elum, WA 98922 located in SW ¼ Section 30, T. 20N. R. 16E, W.M., in Kittitas County. Tax Parcel number 20-16-30030-0008.

1. Staff presentation.
2. Applicant presentation.
3. Public testimony.
4. Planning Commission deliberation.
5. Motion.
6. Findings of fact to support decision.