

AGENDA

KITTITAS COUNTY PLANNING COMMISSION MEETING

Tuesday, March 28, 2006 @ 6:30 P.M.

COMMISSIONER'S AUDITORIUM

205 W. Fifth Street, Ellensburg WA

- I. Call to order and introduction of members and staff.
- II. Correspondence
- III. Approval of Minutes
 - February 27, 2006
 - March 14, 2006
- IV. New Business

A. HMIC Rezone (Z-05-10)

On November 28, 2005 a Public Hearing was held before the Kittitas County Planning Commission to consider the HMIC Rezone. The Planning Commission voted to recommend denial of the HMIC Rezone with a 4-0 decision. On December 19, 2005, Community Development Services received a letter from Mr. Jeff Slothower, authorized agent requesting to bring the matter back to the Planning Commission to present additional information to address issues that were brought up during the November 28, 2005 Public Hearing for the Rezone. Proposal: Jeff Slothower, agent for Chris Nelson (HMIC), later herald Kerns, submitted an application for the following zone change: HMIC Rezone (Z-05-10), rezone of approximately 290 acres from Forest and Range-20 to Rural-5. Proponent: Jeff Slothower for HMIC. Subject property is located South of Alice Rd and northeast of Forest Service Road 3350-114, Cle Elum, WA 98922. The rezone applies to Assessor's tax parcel numbers 19-15-11052-0001, 19-15-11052-0002, 19-15-11052-0003, 19-15-11052-0004 and 19-15-11030-0001 of Section 11 of T.19N., R.15E., W.M. in Kittitas County.

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

B. Pasco Rezone (Z-05-29)

General rezone of approximately 158.52 acres from Forest and Range to Rural-5. Proponent: Emil Pasco, landowners, authorized agent, Nelsen Development Group. Location: Off of Pasco Rd, south of Westside Rd and east of Fowler Creek Rd, within SW1/4 of Section 1 and North 1/2 of Section 12 of, T.19N., R.14E., W.M. in Kittitas County. The rezone applies to Assessor's tax parcel numbers 19-14-01000-0005, 0006, 19-14-12000-0002, 0003, 0016.

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

C. Fred Christen Rezone (Z-05-31)

General rezone of approximately 126.18 acres from Ag-20 to Ag-5. Proponent: Fred Christen, Michael Studer, James Landreth, and Michael Collison, landowners. Authorized Agent: Jeff Slothower. Location: South of Carroll Rd, East of Prater and North of Sorenson, Kittitas, WA, 98934, within Section 20 of T.17N., R.20E., W.M. in Kittitas County. The rezone applies to Assessor's tax parcel numbers 17-20-20000-0016, 17-20-20050-0001, 17-20-20050-0002, 17-20-20051-0002, 17-20-20052-0002.

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

D. Clearview Land LLC (Z-05-31)

General rezone of approximately 20 acres from Forest and Range to Rural- 5. Proponent: Clearview Land, LLC, landowners, Robert Hansen, authorized agent. Location: North of Pasco Rd, South of Westside Rd, off of Whisper Creek Drive, S. Cle Elum, WA 98943, within the south ½ of Section 01 of T.19N., R.14E., W.M. in Kittitas County. The rezone applies to Assessor's tax parcel number 19-14-01000-0014.

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

E. Evergreen Ridge PUD Amendment Rezone (Z-05-33)

TerraDesign Works, authorized agent for Teanaway Ridge LLC, landowners has submitted a general rezone request for an amendment to an existing Planned Unit Development (Evergreen PUD, File No. Z-01-10) of 73.13 acres and inclusion by rezone of 17 acres currently zoned Rural-3 and General Industrial to Planned Unit Development (PUD). The site is located north of Highway 903 at milepost 8 on Highway 903, Ronald, WA 98941 within the west 1/2 of Section 12 of T.20N., R.14E., W.M. in

Kittitas County being a portion of tax parcel numbers 20-14-12020-0004, 20-14-12010-0009, 20-14-12020-0001 and 20-14-12020-0003.

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

F. Home Stead View Plat (P-06-07)

Chris Cruse of Cruse & Associates, authorized agent for Cle Elum Homestead LLC, landowner, has submitted an application for a 6 lot plat on approximately 136.13 acres of land that is zoned Forest & Range. The subject property is located north of the City of Cle Elum and Deer Creek Road, Cle Elum, WA 98922, located in Section 23, T. 20N., R. 15E, W.M. in Kittitas County. Tax Parcel number 20-15-23051-0003. The applicant is proposing individual wells 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.