

## -AGENDA-

# KITTITAS COUNTY PLANNING COMMISSION MEETING

Tuesday, December 12, 2006 @ 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 – September 18 through October 24, 2006
- IV. Old Business – Continued from the November 28, 2006 meeting
- A. Hex Mountain Plat (P-06-32)**

Application for an 8-lot plat (Hex Mountain Plat P-06-32): Nathan Weis, authorized agent, and Newport Hills Land Company, landowners, have applied for an 8-lot plat on 25.60 acres of land that is zoned Rural-3. Location: Northeast of Salmon La Sac Road off of Forest Service Road 4300-116, east of Lake Cle Elum, Ronald, WA 98940, within portions of the NW ¼ and SW ¼, of Section 21, T.21N., R.14E., W.M. in Kittitas County, tax parcel number 21-14-21000-0018.

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

**B. Frosty Pines Preliminary Plat (P-04-11)**

Division of one approximately 50.09 acre parcel into a total of seven (7) lots submitted by David P. Nelson, authorized agent for Jack and Carol Frost, landowners. Lot sizes range from approximately 3.00 acres to 32.06 acres. The subject property is located east of Salmon La Sac Road and south of Morgan Creek Road lying east of Lake Cle Elum, within Section 16 within the T21N., R.14E., WM. in Kittitas County. Tax parcel number 21-14-16050-0002.

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

**C. Black Horse at Whiskey Creek Rezone (Z-06-15) and Preliminary Plat (P-06-22)**

Applications for the following: 1. Black Horse at Whiskey Creek Rezone (Z-06-15), rezone from Agriculture-3 to Planned Unit Development (PUD) for approximately 73.34 acres, and 2. Black Horse at Whiskey Creek Preliminary Plat (P-06-22), which is a 375-lot subdivision. Proponent: Jennifer Steig, authorized agent for SSHI, LLC dba D.R. Horton, landowner. The subject property is located east of Reecer Creek Drive and north of Bender Rd at 1406 West Bender Rd, Ellensburg, WA 98926 in Section 27, T18N., R18E., W.M. in Kittitas County. Parcel number 18-18-27010-0002.

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

**D. JNG LLC Rezone (Z-06-32)**

General rezone of 20.2 acres from Forest & Range to Rural-5 (File No. Z-2006-32). Proponent: Jeff Slothower, authorized agent for JNG, LLC, landowners. Location, north of the City of Cle Elum, east of Big Tail Road, and north of Creek Side Road, Cle Elum, WA 98922, within Section 24 of T.20N., R.15E., W.M. in Kittitas County. Tax parcel number 20-15-24050-0001.

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

**E. Elk Horn Ridge Plat (P-06-36)**

Application for a 2-lot plat (Elkhorn Ridge Plat P-06-36). Proponent: Babcock and Blanco LLC, landowners, have applied for a 2-lot plat on 6.2 acres of land that is zoned Rural-3. Location: North of Whisper Creek Road and south and west of Stone Ridge Road and West Side Road, Cle Elum, WA 98922, within portions of the NW1/4 and SW1/4, of section 1, T19N, R14E, W.M. in Kittitas County, tax parcel number 19-14-01060-0004.

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

**F. Meadow Ridge Performance Based Cluster Plat (P-06-14)**

Application for a 14-lot Performance Based Cluster Plat (Meadow Ridge Preliminary Plat P-06-14). Proponent: GeoDatum, authorized agent for Highmark Resources LLC, landowner, have applied for a 14-lot Performance Based Cluster Plat pursuant to Kittitas County Code 16.09 on approximately 27.00 acres of land that is zoned Rural-3. Location: North of the City of Cle Elum and south of Deer Creek Road, Cle Elum, WA 98922, located in a portion of the N ½ of Section 26, T.15E, W.M., in Kittitas County, tax parcel number 20-15-26057-0002.

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

**G. Three Sons LLC Rezone (Z-06-17)**

Application for a zone change from Commercial Forest to Rural-5 (file number Z-06-17).  
Proponent: Anne Watanabe, authorized agent, Three Sons LLC, landowners. Location: East of Salmon La Sac Road and east of Wadsworth Dr, Ronald, WA 98940, within a portion of Section 35, T.21N., R.14E., W.M. in Kittitas County. Tax parcel number 21-14-35000-0002.

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

**H. DJ Cattle and Land Rezone (Z-06-38)**

Application for a zone change from Forest & Range to Rural-5 (file number Z-06-38).  
Proponent: Jeff Slothower authorized agent, for DJ Cattle and Land, LLC, landowners.  
Location: North of the City of Cle Elum, Cle Elum, WA 98922, within a portion of Section 20, T.20N., R.15E., W.M. in Kittitas County. Tax parcel number 20-15-23051-0004.

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

**V. New Business**

**A. Suncadia Master Planned Resort Preliminary Plat Phase 1 Division 9 (P-06-45)**

Application for 3 residential lots, 4 open space tracts and 7 future development tracts which encompasses approximately 131.45 acres (file number P-06-45). Proponent: Suncadia, LLC, landowner. Location: The proposed preliminary plat is situated within tax parcel numbers 20-15-19000-0003 and 20-15-19000-0013.

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

**B. Freeman Rezone (Z-06-43)**

Application for a zone change from Agriculture-20 to Agriculture-3 (file number Z-06-43).  
Proponent: John H.F. Ufkes, authorized agent, for Almon C. Freeman, landowner. Location: East of the City of Kittitas, south of Vantage Highway and east of Sunrise Drive, Ellensburg, WA 98926, within Section 02 of T.17N., R.20E.W.M. in Kittitas County. Tax parcel numbers 17-20-03000-0002 and 17-20-02000-0009.

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

**C. Minor Rezone (Z-06-40)**

Application for a zone change from Agriculture-20 to Rural-5 (file number Z-06-40). Proponent: Pat Minor, landowner. Location: East of Look Road, south of Alford Road, and west of Wilson Creek Road, Ellensburg, WA 98926, within portions of SE 1/4, Section 7 and SW 1/4, Section 8, of T.18N., R.19E., W.M., in Kittitas County, WA. Tax parcel numbers 18-19-08030-0028, 18-19-07052-0003, 0002, 0001.

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

**D. Worley Rezone (Z-06-36)**

Application for a zone change from Forest & Range to Agriculture-5 (file number Z-06-36).  
Proponent: Ron Worley, landowner. Location: West of Markovich Road and south of Upper Peoh Point Road, Cle Elum, WA 98922, within a portion of Section 12, T.19N., R.15E., W.M. in Kittitas County, WA. Tax parcel numbers 19-15-12000-0040, 19-15-12000-0018, 19-15-12000-36.

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

**E. Watson Cutoff 14-Lot Performance Based Cluster Preliminary Plat (P-06-34)**

Application for a 14-lot Performance Based Cluster Plat pursuant to Kittitas County Code 16.09 on approximately 24.01 acres of land that is zoned Agriculture-3 (file number P-06-34).  
Proponent: Jeff Potter, authorized agent, landowner. Location: North of Upper Peoh Point Road and east of Watson Cutoff Road and west of Interstate 90 on Watson Cutoff Road, Cle Elum, WA 98922, located in East 1/2 of Section 06, T.19N., R16E., W.M., in Kittitas County. Tax parcel number 19-16-06010-0020.

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

**F. White Tail 14-Lot Performance Based Cluster Preliminary Plat (P-06-33)**

Application for a 14-lot Performance Based Cluster Plat pursuant to Kittitas County Code 16.09 on approximately 21.03 acres of land that is zoned Agriculture-3 (file number P-06-33). Proponent: Jeff Potter, authorized agent, landowner. Location: North of Upper Peoh Point Road and east of Watson Cutoff Road and west of Interstate 90 on Watson Cutoff Road, Cle Elum, WA 98922, located in East 1/2, of Section 06, T.19N., R16E., W.M., in Kittitas County. Tax parcel number 19-16-06010-0019.

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

**G. Vaquero Valley 14-Lot Performance Based Cluster Preliminary Plat (P-06-37)**

Application for a 14-lot Performance Based Cluster Plat pursuant to Kittitas County Code 16.09 on approximately 21.01 acres of land that is zoned Agriculture-3 (file number P-06-37). Proponent: Jeff Potter, authorized agent, landowner. Location: North of Upper Peoh Point Road and east of Watson Cutoff Road and west of Interstate 90 on Watson Cutoff Road, Cle Elum, WA 98922, located in East 1/2 of Section 06, T.19.N., R16E., W.M., in Kittitas County. Tax parcel number 19-16-06010-0021.

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