

-AGENDA-

KITITAS COUNTY PLANNING COMMISSION MEETING

Tuesday, July 22, 2008 @ 6:30 pm – COMMISSIONERS' 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 – June 10, 2008 meeting
- IV. Old Business
- A. **McBeth Preliminary Plat (P-07-54) continued from June 10, 2008 to June 24, 2008 to July 8, 2008 Planning Commission meeting.**

Application for the division of one parcel totaling approximately 12.00 acres into a total of 4-lots of 3.00 acres each, submitted by Brooks & Deborah McBeth, landowners. Location: southeast of South Cle Elum Ridge Road, south of Rocky Mountain Road, Cle Elum, WA 98922, and is located in a portion of Section 09, T19N, R15E, WM, in Kittitas County. Assessor's Map number 19-15-09051-0004.

1. Board approval of Findings of Fact to support decision rendered at the June 10, 2008 Planning Commission meeting.

- B. **Finley Rezone (Z-08-04) and Finley Preliminary Plat (P-08-05) continued from June 10, 2008 to June 24, 2008 to July 8, 2008 Planning Commission meeting.**

Application for a rezone from Ag-20 to Ag-5 and preliminary plat to subdivide approximately 40.18 acres into 7-lots, submitted by Sharon Finley, landowner. Location: southeast of the City of Kittitas, off Sorenson Road, Ellensburg, WA 98926, and is located in a portion of Section 29, T17N, R20E, WM, in Kittitas County. Assessor's Map number 17-20-29000-0018.

1. Planning Commission Deliberation.
2. Motion.

- C. **Schmaus #4 Preliminary Plat (P-07-55) continued from June 10, 2008 to June 24, 2008 to July 8, 2008 Planning Commission meeting.**

Application for the division of one parcel totaling approximately 22.95 acres into a total of 7-lots of 3.00 to 3.85 acres each, submitted by Robin and Jayne Schmaus, landowners. Location: south of Interstate-90, north of Nelson Siding Road, east of Talmadge Road, Cle Elum, WA 98922, within a portion of Section 21, T20N, R14E, WM, in Kittitas County. Assessor's Map number 20-14-21033-0003.

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

D. Saddle Rock Estates Preliminary Plat (LP-08-11) continued from June 10, 2008 to June 24, 2008 to July 8, 2008 Planning Commission meeting.

Application for the division of one parcel totaling approximately 47.13 acres into a total of 8-lots of 5.13 to 6.87 acres each, submitted by Chris Cruse of Cruse & Associates, authorized agent for JC DJC LLC, landowner. Location: north of the City of Ellensburg, south of Hungry Junction Road, east of Reecer Creek Road, Ellensburg, WA 98926, located in a portion of Section 23, T18N, R18E, WM, in Kittitas County. Assessor's Map number 18-18-23000-0016.

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

E. Fircrest Performance Based Cluster Plat (P-07-27) continued from June 10, 2008 to June 24, 2008 to July 8, 2008 Planning Commission meeting.

Application for the division of one parcel totaling approximately 21.00 acres into a total of 12 lots with each lot being 1.00 acre in size and 9 acres designated as open space for perpetuity, submitted by Wayne Nelson, authorized agent for Misty Mountain LLC, landowners. Location: south of the Town of South of Cle Elum, south of Forest Service Road #3350 also known as South Cle Elum Ridge Road, Cle Elum, WA 98922, located in a portion of Section 09, T19N, R15E, WM, in Kittitas County. Assessor's Map number 19-15-09000-0018.

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

F. Tumbling Ridge PUD Rezone (Z-07-16) and Preliminary Plat (P-07-61) continued from June 10, 2008 to June 24, 2008 to July 8, 2008 Planning Commission meeting.

Application to rezone from Rural-3 to Planned Unit Development for approximately 17.74 acres, and a 14-lot subdivision for the preliminary plat with lots ranging in size from 0.5 to 0.75 acres in size. Location: west of the City of Cle Elum located off Bullfrog Road and Jenkins Drive, Cle Elum, WA 98922, in the North ½ of Section 31, T20N, R15E, WM, in Kittitas County. Assessor's Map number 20-15-31050-0001.

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

G. Orcutt Preliminary Plat (P-08-08) continued from June 10, 2008 to June 24, 2008 to July 8, 2008 Planning Commission meeting.

Application for the division of one parcel totaling approximately 14.34 acres into a total of 6 lots of 2.00 to 3.30 acres each, submitted by Chris Cruse of Cruse & Associates, authorized agent for Dan and Jill Orcutt, landowner. Location: east of the City of Ellensburg, south of Vantage Highway, west of No. 6 Road, south of Lonestar Lane, Ellensburg, WA 98926, and is located in a portion of Section 06, T17N, R19E, WM, in Kittitas County. Assessor's Map number 17-19-06089-0004.

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

H. Sun Country Highlands Performance Based Cluster Plat (P-08-07) continued from June 10, 2008 to June 24, 2008 to July 8, 2008 Planning Commission meeting.

Application for the division of 15.05 acres into 11 lots. Lots 1 through 10 ranging from 0.35 to 0.74 acres in size. Lot 11, the residual lot is 10.55 acres in size and will be utilized for open space for perpetuity, submitted by Chuck Cruse of Cruse & Associates, authorized agent for Sun Country Golf Resort Holdings, landowner. Location: west of the City of Cle Elum located off Golf Course Road and Oakmont Drive and Hermitage Drive, Cle Elum, WA 98922, located in a portion of the northeast quarter of Section 35, T20N, R14E, WM, in Kittitas County. Assessor's Map number 20-14-35000-0017.

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

V. New Business

A. Firkins Rezone (Z-08-01) and Firkins Preliminary Plat (P-08-02) – Remand from the Board of County Commissioners.

Application for a project related rezone from Ag-20 to Ag-3, together with the Firkins Preliminary Plat to subdivide approximately 15.03 acres into 5-lots, submitted by Cam Sherwood, authorized agent for Charles Firkins, landowner. Location: east of the City of Ellensburg, north of Vantage Highway, east of Wilson Creek Road on Game Farm Road, Ellensburg, WA 98926, located in a portion of section 29, T18N, R19E, WM, in Kittitas County. Assessor's Map numbers 18-19-29040-0008 and 18-19-29040-0009.

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

B. Lake Shore Meadows Performance Based Cluster Plat (P-08-09)

Application for development of a 14-lot Performance Based Cluster Plat on approximately 31.04 acres of land adjacent to Lake Cle Elum, submitted by Arastou Monjazebe, landowner. Location: off of Salmon La Sac Road, south of Anna Bell Drive, Ronald, WA 98941, located in a portion of Section 21, T21N, R14E, WM, in Kittitas County. Assessor's Map number 21-14-21000-0006.

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