

AGENDA

KITTITAS COUNTY PLANNING COMMISSION MEETING

Tuesday, April 25, 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. Minutes -- March 28, 2006 and April 11, 2006

IV. Old Business

A. O'Callahan 14-Lot Performance Based Cluster Preliminary Plat (P-06-03)

Chad Bala of Terra Design Works, Inc., authorized agent for O' Callahan Family Holdings, Inc, landowner, for an application for a 14-lot Performance Based Cluster Plat pursuant to Kittitas County Code 16.09 on approximately 21.07 acres of land that is zoned Rural-3. Subject property located southwest of the City of Cle Elum, off of Westside Rd and Fowler Creek Rd, S. Cle Elum, WA 98922, located in NW ¼ Section 03, T. 19N. R.14E, W.M., in Kittitas County. Tax Parcel number 19-14-03000-0001 and 19-14-03000-0016. The proposed access is via a 60-foot easement off of Fowler Creek Road.

4. Planning Commission deliberation.
5. Motion.
6. Findings of fact to support decision.

B. Chamberlin Rezone (Z-05-16)

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 comprehensive plan designation of the subject property is Rural. 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. 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).

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. Pasco Rezone SEPA Appeal (Z-05-28)

Kittitas County did on March 22, 2006 receive a timely appeal of a Mitigated Determination of Non-Significance (MDNS) on an application for the Pasco Rezone. The proposed rezone is for 158.52 acres in the Forest and Range to Rural-5. Location: Off of Pasco Rd, south of Westside Rd and east of Fowler Creek Rd, within SW1/4 of Section 1 and North ½ 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. Responsible Official Testimony
2. Appellant's Testimony
3. Proponent's Response
4. Relevant Parties Testimony
5. Final Arguments
6. Board Discussion
7. Decision

B. Pasco Rezone (Z-05-28)

General rezone of three legal parcels totaling 158.52 acres from Forest and Range to Rural-5 (File No. Z-2005-28). Proponent: Emil Pasco, landowners, Wayne Nelson, authorized agent. Location: Off of Pasco Rd, south of Westside Rd and east of Fowler Creek Rd, within SW1/4 of Section 1 and North ½ 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. Lesh Rezone, Z-05-34

General zone change of approximately 86.03 acres from Forest and Range-20 to Rural-5, Proponent is Phil Lesh, landowner, Robert "Doc" Hansen Agent. Subject property is located North of Lower Peoh Point Rd and South of I-90 within Section 035, T.20N., R.15E., W.M. in Kittitas County. The rezone applies to Assessor's tax parcel numbers 20-15-35000-0065 and 0063

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

D. SLS Land Rezone, Z-06-01

General zone change of approximately 9.1 acres from Forest and Range-20 to Rural-3, Authorized agent for the SLS Land Company, landowner is Wayne Nelson. The subject property is located North of Lower Peoh Point Rd and South of I-90 within Section 035, T.20N., R.15E., W.M. in Kittitas County. The rezone applies to Assessor's tax parcel numbers 20-15-35000-0065 and 0063.

1. Staff presentation.
2. Applicant presentation.
3. Public testimony.
4. Planning Commission deliberation.
5. Motion.

E. Flanagan, Peterson, Whitehead, & Wald Rezone (Z-06-02)

General rezone of four parcels totaling 84 acres from Forest & Range to R-5 (File No. Z-2006-02). Proponent: Thomas Flanagan, Charles Peterson, Herbert J. Whitehead, and Mark Ward, landowners. Authorized Agent: Jeff Slothower. Location: North of the City of Cle Elum and east of Big Tail road, Cle Elum, WA, 98922, within Section 20 of T.17N., R.20E., W.M. in Kittitas County. The rezone applies to Assessor's tax parcel numbers 20-15-25059-0001, 0002, 0003, and 0004.

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