

-AGENDA-
KITTITAS COUNTY PLANNING COMMISSION MEETING

Tuesday, September 12, 2006 meeting canceled and rescheduled to:

Thursday, September 21, 2006 @ 6:30 pm
Hal Holmes Community Center – 209 N. Ruby 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 – August 15, 2006, August 24 and August 29, 2006
- IV. New Business

A. ANDRUS REZONE Z-06-23

Becky Andrus, landowner, has submitted an application for a general zone change from Forest & Range to Rural-3 of approximately 25.0 acres. The site is located east of Deer Creek Rd., south of Big Tail Rd., and north of the City of Cle Elum, within the NE ¼, Section 26, T.20N., R.15E., W.M., Kittitas County, WA. The rezone applies to tax parcel number(s) 20-15-26010-0009, 0010.

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

B. CALLSVIK/SCOTT REZONE Z-06-10

Greg and Joyce Callsvik & Dale and Alisa Scott landowners, has for an application for a zone change from Forest & Range to Agriculture-5 of approximately 41.45 acres. The site is located West of Hidden Valley Road and south of Lambert Road, within a portion of Section 13, of T.20N., R.17E., W.M. in Kittitas County.. Tax parcel numbers 20-17-31000-0012 & 20-17-31000-0017 & 20-17-31000-001 & 20-17-31000-0003.

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

C. SCHMIDT REZONE Z-06-19

Andy and Bill Schmidt, landowners, have submitted an application for a general zone change from Agricultural-20 to Agricultural-3 of approximately 59.97 acres. The site is located east of the City of Ellensburg, north of Vantage Highway, west of Naneum Rd., and south of Game Farm Rd., Ellensburg, WA 98926, within portions of Section 32 and 33, of T.18N., R.19E., W.M. in Kittitas County. The rezone applies to Assessor's tax parcel numbers 18-19-32010-0003, 0006; 18-19-32040-0001; and 18-19-33030-0026.

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

D. VANTAGE BAY PUD REZONE Z-06-25 & 315-LOT PRELIMINARY PLAT P-06-26

Applications for the following: 1. Vantage Bay Rezone, Z-06-25, from Forest and Range-20 to Planned Unit Development (PUD) and 2. Vantage Bay Preliminary Plat, P-06-26, a 315-lot subdivision. Proponent: Todd Lolkus Land Surveying LLC, authorized agent for BCSCBN Inc., landowner. The subject property is approximately 75.61 acres and located east of Huntzinger Road and south of Interstate-90 at Huntzinger Rd, Vantage, WA 98950 in a portion of the east half of Section 30, T17N., R23E., W.M. in Kittitas County. Parcel numbers 17-23-30010-0006, 17-23-30000-0001, and 17-23-30000-0003.

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

E. VALLEY SUNSET VIEW LLC Z-06-22

General rezone of two parcels totaling 49.16 acres from Forest and Range to R-5 (File No. Z-06-22). Proponent: Valley Sunset View LLC., landowners, Chris Cruse, authorized agent. Location: North of the City of Cle Elum and East of Columbia Ave Cle Elum, WA 98922, within Section 25 of T.20N., R.15E. W.M. in Kittitas County. The rezone applies to Assessor's tax parcel number 20-15-25000-0006, 0008.

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

F. BEQUETTE REZONE Z-06-26

General rezone of two parcels totaling 23.98 acres from Ag-20 to R-3 (File No. Z-06-26). Proponent: Ron E Bequette, landowners, Jeff Slothower, authorized agent. Location: East of the City of Cle Elum and North of SR 903, Cle Elum, WA 98922, within Section 26 of T.20N., R.16E. W.M. in Kittitas County. The rezone applies to Assessor's tax parcel number 20-16-26000-0055, 0056.

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

G. PARKER'S SECRET VALLEY P-06-29

Parker's Secret Valley Preliminary Plat Application to divide 37.80 acres into 12 lots. Lots range in size from 3.03 to 3.45 acres. Landowner: Luther G. Parker & Todd K. Parker. The site is located west of Cle Elum, WA and North of Nelson Siding Road, within the NE $\frac{1}{4}$ of Section 27, T.20N., R.14E., W.M. in Kittitas County, tax parcel number 20-14-27010-0002.

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