

-AGENDA-

KITTITAS COUNTY PLANNING COMMISSION MEETING

July 10, 2007 @ 6:30 pm - COMMISSIONER'S AUDITORIUM - 205 W. Fifth Street, Ellensburg

- I. Call to order and introduction of members and staff.
- II. Correspondence
- III. Minutes – June 26, 2007
- IV. Old Business

A. McMechan Rezone (Z-06-50)

Application for a general zone change from Agriculture-20 to Agriculture-3 of approximately 35.72 acres. Proponent: E. Clay McMechan III, Authorized Agent for McMechan, Clay Etal Trustees, landowners. Location: North and west of Strande Road, Ellensburg, WA 98926, within a portion of Section 09, T.17N., R.18E., W.M. and Section 08, T.17N., R.18E., W.M. in Kittitas County. Tax parcel numbers 17-18-09020-0012, 17-18-08000-0002.

- 1. Board approval of Findings of Fact to support decision rendered at the June 26, 2007 Planning Commission meeting.

B. Freeman Homes Rezone (Z-06-52)

Application for a general zone change from Ag-20 to Rural-5 for approximately 52.32 acres. Proponent: Almon C. Freeman & Terry Freeman, landowners, John H.F. Ufkes, authorized agent. Location: Northwest of the city of Ellensburg, north and southwest of SR 97, Ellensburg, WA 98926, within Section 26 of T.19N., R.17E. W.M. in Kittitas County. Tax parcel numbers 19-17-26050-0056, 19-17-26051-0001 and 19-17-26051-0002.

- 1. Board approval of Findings of Fact to support decision rendered at the June 26, 2007 Planning Commission meeting.

C. Persson Preliminary Plat (P-07-20)

Application to divide 20.37 acres into 5 lots ranging in size from 3.0 acres to 8.37 acres. Proponent: Greg and Lisa Persson, landowner, Chris Cruse, authorized agent. Location: In the vicinity of 3170 Hungry Junction Road, Ellensburg, WA, 98926, within parts of Section 22, T18N., R18E., W.M. in Kittitas County. Tax parcel number 18-18-22057-0001.

- 1. Board approval of Findings of Fact to support decision rendered at the June 26, 2007 Planning Commission meeting.

D. Roza View Drive Rezone (Z-07-06)

Application for a general zone change from Forest & Range to Ag-5 of approximately 151.58 acres. Proponent: James T. Denison, Jr., authorized agent for Otto Siever, Winfred Clemenson, Margaret Walsh, George Verhuel, Danny Burrill and Phillip Mahre, landowners. Location: South of the City of Ellensburg, east of SR 821 off Roza View and Burbank Creek Roads, Yakima, WA, 98901, within a portion of Sections 21 & 22,

T.15N., R.19E., W.M. in Kittitas County. Tax parcel numbers 15-19-21000-0011, 0014, 0015, 0016, 0020, 15-19-22000-0012, 0014, 0016, 0027, 0028, 0031, 0033.

1. Planning Commission deliberation.
2. Motion.

V. New Business

A. Gerard Rezone (Z-07-05)

Application for a general zone change from Ag-20 to Ag-5 of approximately 40.65 acres. Proponent: Donald Gerard, landowner, John Winbauer, authorized agent. Location: Approximately 2 miles north of the City of Ellensburg, north of Hungry Junction Road on Tipton Road, within a portion of Section 14, T18N., R18E., W.M. in Kittitas County. Tax parcel numbers 18-18-14057-0001, 18-18-14057-0002, 18-18-14057-0003 and 18-18-14057-0004.

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

B. Airport Meadows Plat (P-07-19)

Application for a 4 lot plat on approximately 12 acres of land that is zoned Ag-3. Proponent: Barton Clennon, landowner, Chuck Cruse/Cruse and Associates, authorized agent. Location: approximately 1.75 miles east of the City of Cle Elum, on the north side of Airport Road, within Section 29, T.20N., R.16E., W.M., in Kittitas County. Tax parcel number 20-16-29050-0002.

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

C. Jack Pine Plat (P-07-06)

Application for a 4 lot plat on approximately 20.20 acres of land that is zoned Rural-5. Proponent: Don Kuehn, landowner. Location: North of Cle Elum, northeast of Columbia Avenue off of Jack Pine Drive, Cle Elum, WA, within Section 24, T.209N., R.15E., W.M. in Kittitas County. Tax parcel number 20-15-24050-0002.

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

D. JNG LLC Plat (P-07-04)

Application for a 4 lot plat on approximately 20.20 acres of land that is zoned Rural-5. Proponent: Bill Wieand, landowner. Location: North of Cle Elum, northeast of Columbia Avenue off of Jack Pine Drive, Cle Elum, WA, within Section 24, T.209N., 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.

E. Cle Elum Properties Preliminary Plat (P-06-15)

Resubmitted an application for a 14 lot plat on approximately 42.30 acres of land that is zoned Ag-3. Proponent: Cle Elum Properties LLC, landowner, Mark Kirkpatrick, authorized agent. Location: East of Cle Elum and south of SR 970 off of Leo Lane, located in Section 32, T.20N., R.17E, W.M., in Kittitas County. Tax parcel number 20-17-32000-0005.

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

F. Cascade Trails Plat (P-07-14)

Application for an 8 lot plat on approximately 24.66 acres of land that is zoned Ag-3. Proponent: Cascade Trails Development LLC, landowner. Location: South of the City of South Cle Elum off of Pease Road, Cle Elum, WA 98922, within the southwest ¼ of Section 34, T.20N. R.15E., W.M. in Kittitas County. Tax parcel number 20-15-34040-0018.

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