

-AGENDA-

KITTITAS COUNTY PLANNING COMMISSION MEETING

Tuesday, July 25, 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 – July 11, 2006
- IV. New Business

A. TILLMAN HEIGHTS CLUSTER PLAT P-06-16

Performance Based Cluster Plat Application, Geo Datum authorized agent for Misty Mountain LLC, landowner, for an application for a 12-lot Performance Based Cluster Plat pursuant to Kittitas County Code 16.09 on approximately 87 acres of land that is zoned Forest & Range. The subject property is located southwest of the City of Cle Elum, off of Westside Rd and South Cle Elum Ridge road, S. Cle Elum, WA 98922, located in S ½ of Section 09, T. 19N. R.15E, W.M., in Kittitas County. Tax Parcel number 19-15-09050-0001 & 19-15-09050-0009.

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

B. LYMAN/COE REZONE Z-06-09

General rezone of two parcels totaling 42.00 acres from Forest and Range to Ag-5 (File No. Z-2006-09). Proponent: Paul Lyman and Matt Coe, landowners, Richard T Cole, authorized agent. Location: West of the City of Cle Elum and South of Nelson Siding Rd, off of Filbert Road, S. Cle Elum, WA 98943, within Section 29 of T.20N., R.14E. W.M. in Kittitas County. The rezone applies to Assessor's tax parcel number 20-14-29000-0007, 0008.

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

C. EVERGREEN PARK PLAT P-06-13

GeoDatum, authorized agent for Back Country Resources LLC, landowner, submitted an application for a 14-lot Performance Based Cluster Plat pursuant to Kittitas County Code 16.09 on approximately 45.00 acres of land that is zoned Rural-3. The subject property is located south of Woods & Steele Road and east of Forest Service Road 4510, Cle Elum, WA 98922 located in SW ¼ Section 7, T. 19N. R. 15E, W.M., in Kittitas County. Tax Parcel number 19-15-07000-0028.

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

C. BILL HOLMES PRELIMINARY PLAT P-06-18

Bill Holmes Preliminary Plat Application to divide 20.03 acres into one 9.43 acre lot and one 10.6 acre lot, which would exhaust the one-time split option for the tax parcel number 18-20-32052-0006. Proponent: Bill Holmes, landowner. The subject property is located North of Vantage Highway and West of Fox Rd, Ellensburg, WA 98926, within the E ½, SE ¼, Section 32, T18N, R20E, W.M. in Kittitas County, tax parcel number 18-20-32052-0006.

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

D. VAUGHN REZONE Z-06-11

General rezone of eight parcels totaling 38.09 acres from Forest and Range to R-3 (File No. Z-2006-11). Proponent: Thad Vaughn: landowner, Jeff Slothower: authorized agent. Location: East of the City of Cle Elum and South of SR 970, Cle Elum, WA 98922, within Section 25 of T.20N., R.16E. W.M. in Kittitas County. The rezone applies to Assessor's tax parcel numbers 20-16-30030-0002, 20-16-25000-0009, 0010, 0024, 0025, 0053, 0067 & 0068.

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

E. THE GROVE PUD Z-06-14

General rezone from Agricultural-3 to Planned Unit Development (The Grove PUD) of approximately 13.3 acres. Proponent: Jamie Flynn of Campus Crest Development, authorized agent for Sara J. Wolfe, landowner. Location: North of E. Helena Ave., East of N. Airport Rd., South of E. Sanders Rd., Ellensburg, WA 98926 within the SW ¼, of Section 25 of T.18N., R.18E., W.M. in Kittitas County tax parcel number 18-18-25030-0015.

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