

-AGENDA-

KITITAS COUNTY PLANNING COMMISSION MEETING

Tuesday, August 8, 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. Old Business

A. THE GROVE REZONE (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.

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

IV. New Business

A. HYAK MARKET PUD AMENDMENT REZONE (Z-06-16)

Application for an Amendment to an existing Planned Unit Development known as The Inn at Hyak, File # Z-94-10 approved in 1995. The amendment is to change the use from a Resort Hotel to a mixed use facility consisting of small shops/restaurants, community offices, 8 lodging units, 56 parking spaces, and a single family residence. Proponent: Christina Lyons and Gregory Craven- Stargazer Properties. Location:, west of Hyak Drive East and Keechelus Drive at 117 Hyak Drive East, Snoqualmie, WA 98068 in Section 15, T 22N., R 11E., W.M. in Kittitas County, parcel numbers 22-11-15031-0007 and 22-11-15031-0008.

1. Staff presentation.
2. Applicant presentation.

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

B. MONSON RANCHES (Z-06-18)

David Gleason, authorized agent for Monson Ranches and Duane Cameron, landowners, has submitted an application for a general zone change from Agricultural-20 to Rural-3 for approximately 31.67 acres. The site is located East of the City of Cle Elum, North of SR 970, and South of Red Bridge Rd., 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 20-16-25000-0066, 0055, 0065.

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

C. HATCHER REZONE (Z-06-05)

Lynn Hatcher and Anne Watanabe, landowners, has for an application for a zone change from Forest & Range to Rural-3 of approximately 20.00 acres. The site is located east of SR-903 and north of Mountain Ridge Dr, Roslyn, WA 98941, within a portion of Section 9, T.20N., R.15E., W.M. in Kittitas County. Tax parcel number 20-15-09000-0003.

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

D. HIDDEN VALLEY ESTATES PRELIMINARY PLAT (P-06-19)

Hidden Valley Estates Preliminary Plat Application to divide 32.37 acres into 10 lots in the Ag-3 zone. These lots range from 3.02 acres in size to 3.87 acres. Proponent: Hidden Valley Estates LLC., landowner. The site is located south of Hwy 970 and east of Hidden Valley road, off of Leo Lane, Cle Elum, WA. 98922, within the NE ¼ of Section 32, T.20N., R.17E., W.M. in Kittitas County, tax parcel number 20-17-32000-0028.

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

6. Findings of fact to support decision

E. KITTITAS FOOTHILLS PRELIMINARY PLAT (P-06-12)

Kittitas Foothills Preliminary Plat Application to divide 35.69 acres into 11 lots in the Ag-3 zone. These lots range from 3.02 acres in size to 4.35 acres. Proponent: Kittitas Foothills LLC., landowner. The site is located south of Hwy 970 and east of Hidden Valley road, off of Leo Lane, Cle Elum, WA. 98922, within the NE ¼ of Section 32, T.20N., R.17E., W.M. in Kittitas County, tax parcel number 20-17-32000-0001.

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

F. CLE ELUM PROPERTIES PRELIMINARY PLAT (P-06-15)

Cle Elum Preliminary Plat Application to divide 42.30 acres into 14 lots in the Ag-3 zone. These lots range from 3.01 acres in size to 3.08 acres. Proponent: Cle Elum Properties LLC., landowner. The site is located south of Hwy 970 and east of Hidden Valley road, off of Leo Lane, Cle Elum, WA. 98922, within the NE ¼ of 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.
6. Findings of fact to support decision.

G. WHITNEY REZONE (Z-06-24)

General rezone of two parcels totaling 42.00 acres from Forest and Range to Ag-5 (File No. Z-2006-24). Proponent: Michael Lee Whitney, landowner, Lynnea K. Wagner, 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 20-14-29000-0009.

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

H. SUNCADIA MASTER PLANNED RESORT PRELIMINARY PLAT PHASE 1 DIVISION 10

Preliminary Plat – Suncadia, Phase 1 Division 10. Suncadia LLC submitted and application for preliminary plat on July 7, 2006. The proposed plat is a re-plat of Tract Z-1 of Phase 1 Division 3, which encompasses 17.25 acres, consisting of 39 lots intended for residential and open space use. The proposed preliminary plat is situated within tax parcel number 20-15-20058-0183.

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