

-AGENDA-

KITITAS COUNTY PLANNING COMMISSION MEETING

Tuesday, August 14, 2007 @ 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 24, 2007

IV. Old 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, 0003 and 0004.

1. Board approval of Findings of Fact to support decision rendered at the July 24, 2007 Planning Commission meeting.

B. 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, T20N., R17E, W.M., in Kittitas County. Tax parcel number 20-17-32000-0005.

1. Planning Commission deliberation.
2. Motion.

V. New Business

A. Pine Prairie Cluster Plat (P-07-13)

Application to divide 29.29 acres into six (6) lots. The lots are two-acres in size. 17.29 acres or 59% of the plat will be in open space for perpetuity in which pedestrian trails will wind up the hill and along the seasonal stream with benches for viewing wildlife and bird watching with picnic tables at two locations. There will be an outdoor riding arena on site. Proponent: Catherine

Dunn, Terra Design Group, authorized agent for Pine Prairie Cluster Subdivision DK Consultants, landowner. Location: East of the City of Cle Elum located off Bettas Road, Cle Elum, WA 98922, located in the southwest quarter of Section 9, T19N, R16E, W.M. in Kittitas County. Tax parcel numbers 19-17-09010-0008, 0009 & 0010.

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

B. Hungry Hill (P-07-33)

Application for the division of three parcels totaling approximately 25.89 acres into a total of 8 lots ranging in size from 3.00 to 4.00 acres. Proponent: Chris Cruse of Cruse and Associates, authorized agent for Jim Anspach and Bill Bailey, landowners. Location: The property is located north of the City of Ellensburg, south of Hungry Junction Road east of Reecer Creek Road, Ellensburg, WA 98926, and located in portions of section 22, T18N, R18E, W.M. in Kittitas County. Tax parcel numbers are 18-18-22056-0001, 0002 and 0004.

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

C. Elk Ridge Estates (P-07-12)

Application to divide 15.97 acres into 5 lots from a recently approved short plat (Elk Ridge Short Plat, File Number SP-07-11). The lots will range between 3.01 and 3.74 acres in size. Proponent: Mark A. Gehrman Etux Trustees, landowner. Location: Approximately 1.3 Miles southeast of the City of Cle Elum, on the south side of Interstate 90, ½ mile east of Watson Cutoff Road. The subject property address is 6821 Upper Peoh Point Road, Cle Elum, WA, 98922, located in a portion of Section 5, T19N, R16E, W.M. in Kittitas County. Tax parcel number 19-16-05052-0004.

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

D. Happy Trails (P-06-38)

Application for a 9-lot plat (Happy Trails Plat P-06-38) on 14.57 acres of land that is zoned suburban. Proponent: Chris Cruse, authorized agent for Cruse and Associates, Tall Brothers Development LLC. Location: North of Kittitas Hwy. and west of No. 6 Road comprising a portion of the S ½ of Section 6, T17N, R19E, W.M. in Kittitas County. Tax parcel number 17-19-06040-0026.

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