



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

"Building Partnerships – Building Communities"

April 5, 2021

Richard & Tina Bailey
14730 Road 10.5 SW
Royal City, WA 99357

Chris Cruse
PO Box 959
Ellensburg, WA 98926

RE: Large Lot Subdivision (LL-21-00001 Bailey) Application Unable to Process

Dear Applicants,

CDS has performed an initial review of your Large Lot application (LL-21-00001 Bailey). The subject parcel is split zoned between Agriculture 20 and Commercial Agriculture. Your application for a Large Lot Subdivision proposing to create 3 lots can't be processed due to the following issue:

1. The parcels proposed to be platted are split zoned. According to Kittitas County Code 16.04.025: "No lot created through the provisions of this Title or adjusted through the boundary line adjustment process shall contain more than one land use zone classification."

CDS cannot approve any subdivision that results in new lots created that contain more than one zoning designation.

You can either adjust the application to resolve this conflict or withdraw the application. Please let us know how you wish to proceed.

If you have any questions regarding this matter, I can be reached by e-mail at jeremiah.cromie@co.kittitas.wa.us

Sincerely,

Jeremiah Cromie
Planner I
Kittitas County Community Development Services
411 N Ruby St # 2, Ellensburg, WA 98926

Enclosed: Parcel 15567 Zoning Map

cc: *Jeremy Johnston, Planning Official*

via email