



## 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"

December 1, 2021

KZ Freehold LLC  
c/o Nick Zito and Kathleen Kelleher  
6420 Wilson Creek Road  
Ellensburg, WA 98926  
[Nick.zito2014@gmail.com](mailto:Nick.zito2014@gmail.com)  
[kttkelleher@gmail.com](mailto:kttkelleher@gmail.com)

*Sent via email  
only*

**Subject: Zito (LL-21-00002) Preliminary Large Lot - Staff Review and Request for Additional Information**

Dear Mr. Zito and Ms. Kelleher,

Kittitas County Community Development Services (CDS) received the Zito (LL-21-00002) Preliminary Large Lot submittals on August 17, 2021 and the required SEPA application on October 5, 2021. Following a staff review of the application materials, a 15-day Notice of Application public comment period and review of all comments received, CDS requires additional information to continue processing your application. Below is a list of the materials needed, pursuant to WAC 197-11-100(2), for Kittitas County CDS to issue a SEPA threshold determination which is the next step in the review process.

- In their comment letter dated November 12, 2021, the Washington State Department of Fish and Wildlife (WDFW) raised concerns regarding critical areas within the project area. A critical areas study which addresses the concerns noted by WDFW in this comment letter will need to be addressed pursuant to WAC 197-11-335 (1) through a critical areas study of the proposed subdivision areas. CDS will require a study that addresses the environmental issues noted by WDFW and adequate time to review this study prior to issuance of a SEPA determination.

Kittitas County Code (KCC) 15A.03.040(4)(g) allows 180 days from the date of this letter (Wednesday, December 1, 2021) for the additional information to be submitted before expiration of the application. Due to the seasonal timing of this request, CDS is willing to work with you to consider an extension to this timeframe should one be necessary. If you wish to extend the deadline for providing this additional information, please contact CDS in writing either via USPS or email. Once CDS receives and reviews the relevant information, a SEPA threshold determination will be made. Should you have any questions or concerns regarding this letter, please do not hesitate to contact me at 509-962-7539 or via email: [kelly.bacon.cd@co.kittitas.wa.us](mailto:kelly.bacon.cd@co.kittitas.wa.us).

Sincerely,

Kelly Bacon  
Kittitas County Planner I

Enclosure: Washington State Department of Fish and Wildlife Comment Letter

CC: Chris Cruse, Surveyor  
Jeremy Johnston, Planning Official

Via email  
Via email