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Kittitas County CDS

April 24th, 2018

Lindsey Ozbolt, Planning Official
Kittitas County Community Development Service Department.
411 North Ruby Street, Suite 2
Ellensburg, WA 98926

RE: Evergreen Ridge Planned Unit Development Parcel B, Division 2 Final Plat Approval.

Ms. Ozbolt,

On behalf of Teanaway Ridge LLC, I would like to submit this letter requesting final approval of Evergreen Ridge (EVG) P.U.D. Parcel B, Division 2 Plat, which is a plat over the previously approved EVG P.U.D. Parcel B, Division 1 Short Plat (Rec. # 201803060001) specifically parcels 960542, 960543, & 960544. I have also included a narrative below describing a historical timeline of the Evergreen Ridge Planned Unit Development and it's associated approvals.

The Evergreen Ridge Planned Unit Development (EVG PUD) Rezone was approved in 2001. The EVG PUD was amended and approved in 2006 for the inclusion of an additional 17 acres. Finally in June 2016 Kittitas County approved the Evergreen Ridge P.U.D. Final Development Plan (Resolution 2016-072).

The following is a list of approvals and actions that have occurred regarding the Evergreen Ridge PUD Rezone meeting all the required conditions.

- Evergreen Ridge Planned Unit Development approved in 2001 (Ord. 2001-17).
- Evergreen Ridge Planned Unit Development Phase I Div. 1.
- Evergreen Ridge Planned Unit Development Phase I Div. 2.
- Evergreen Ridge Planned Unit Development Amendment Approved in 2006 (Ord. 2006-26).
- Evergreen Ridge Planned Unit Development Phase 1 Div. 3.
- Evergreen Ridge Planned Unit Development Phase 1 Div. 4.
- Evergreen Ridge Planned Unit Development, Final Development Plan Approval in 2016.
- Evergreen Ridge Planned Unit Development Parcel E, Div. 1.
- Evergreen Ridge Planned Unit Development Parcel E, Div. 2.
- Evergreen Ridge Planned Unit Development Parcel B Division 1 Short Plat.

As part of this Planned Unit Development and previously approved divisions, road and utility improvements were constructed and completed meeting Kittitas County requirements. Specifically Rockrose Dr. and Paintbrush Lane (existing roads) will provide access to this new final plat proposal (Evergreen Ridge Planned Unit Development Parcel B, Div. 2). Regarding water and septic, this PUD is served by the Evergreen Valley Group A Water system and a Large On Site Septic System (LOSS), all of which has been built and approved by the Washington State Dept. of Health and the State Department of Ecology. As for requirements there were 6 conditions required as part of the Ord. 2001-17. All Six of these conditions have been met. Please note that all the above historical information/conditions have been submitted and on file with Kittitas County, as part of the Final Development Plan approval process (Res. 2016-072).

Hopefully this information will facilitate our request for final plat approval of Evergreen Ridge P.U.D. Parcel B, Division 2 Plat. If you have any questions please do not hesitate to contact me.

Best Regards,



Chad Bala

Cc: Teanaway Ridge LLC

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