



KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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Office (509) 962-7506

"Building Partnerships – Building Communities"

January 15, 2020

Robert Wallace
330 112th Avenue NE #200
Bellevue, WA 98004

Charles Marshall
330 112th Avenue NE #200
Bellevue, WA 98004

RE: Wallace Ranch Conservation Plat (LP-19-00002), and Shoreline Substantial Development (SD-19-00002) application – Deemed Incomplete

Dear Applicant,

Your application packet, containing a Conservation Plat and Shoreline Substantial Development application has been determined incomplete. The proposed project includes a fifty-eight (58) residential lot conservation plat with open space tracts, on approximately 1,163 acres of land that is zoned Forest and Range. Eighteen (18) of the fifty-eight (58) lots being proposed are in Shoreline Designation.

After a review of your application materials, it appears some of your density calculations may include submerged lands, specifically parcel 12626. KCC 17B.06.200B(10) states:

“Density for subdivisions, short plats, and multi-family and duplex development shall be calculated based on the total area of the parent parcel including those areas located outside of shoreline jurisdiction. Submerged lands within the boundaries of any waterfront parcel that are located waterward of the OHWM shall not be used in density calculations. The density of that portion of the parent parcel located outside of the shoreline jurisdiction shall be limited to the density permitted by the underlying zoning district.”

Please provide an updated density calculation that excludes any submerged areas. CDS will continue processing your application once we receive the updated calculations.

If you have any questions regarding this matter, please contact me at (509) 962-7065, or by e-mail at jeremy.johnston@co.kittitas.wa.us.

Sincerely,

Jeremy Johnston
Planner II

Cc: Charles Marshall, Authorized Agent
Robert Wallace, Applicant

via email

via email