



## KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

"Building Partnerships – Building Communities"

October 8, 2013

Chad Bala  
Teaway Ridge LLC  
P.O. Box 808  
Cle Elum WA 98922

RE: Request for the delay of the Transportation Impact Analysis (TIA) for the Reecer Ranch Plat (LP-12-00001)

Mr. Bala,

Kittitas County Community Development Services (CDS) has reviewed your letter dated August 1, 2013 requesting that the requirement for a Traffic Impact Analysis (TIA) not be a precursor to the Notice of Application for the above application. CDS was also made aware of your subsequent letter dated August 6, 2013 requesting a waiver from the Public Works department of the TIA for the application. CDS felt it was appropriate to await a response to that second request prior to deliberating the first. On September 30, 2013 Kittitas County Public Works Director Holmes denied your TIA waiver request and forwarded a copy to our office. With that issue clarified, CDS is prepared to issue a determination on your first request.

CDS concurs with your assessment outlined in that first letter and will not require that the TIA be submitted prior to the issuance of the Notice of Application for the Reecer Ranch long Plat (LP-12-00001). Staff has been directed to proceed with the processing of the application. A Notice of Application shall be issued and a 15 day comment period will be set. Please be aware that while the County will be soliciting comments on the application, at the close of the comment period the processing clock will stop; no form of determination will be made or hearing be scheduled prior to the receipt of the TIA in question. Under the provisions of KCC 15A.03.045, 180 days has been deemed a reasonable deadline for the submission of the requested information. Failure to submit (in the absence of an approved extension) prior to **April 6, 2014** shall be cause for the application to be void.

Staff is always available should you have any additional questions or comments.

Sincerely,

Robert "Doc" Hansen  
Planning Official  
Kittitas County Community Development Services

CC: Terra Design via email: [bala.ce@gmail.com](mailto:bala.ce@gmail.com)