

August 1st, 2013

Kittitas County Community Development Services Department
Doc Hansen
411 North Ruby Street
Ellensburg, WA 98926

RE: **Reecer Ranch Plat, LP-12-00001**

Mr. Hansen,

I have reviewed the transportation requirement that was included in the Reecer Ranch Deemed Complete letter dated July 19, 2013. I have also reviewed Kittitas County Codes (KCC) 15A.03 and 12.10, more specifically the Transportation Concurrency Code, 12.10.040.8, which states the following:

12.10.040.8. The concurrency evaluation and determination shall be completed prior to:

a. Issuance of administrative approval/denial of the project permit if SEPA review is not a requirement of the project; or

b. Issuance of the DNS, MDNS or DS if SEPA review is a requirement of the project; or

c. Issuance of a staff report to hearing examiners if there is a hearing before the hearings examiner and SEPA review is not a requirement of the project.

It seems that the July 19th, 2013 deemed complete letter for the Reecer Ranch Plat (LP-12-00001) is requesting a requirement that should fall in line with the Transportation Concurrency Code 12.10.040.8 sub letter b. As stated above from the Transportation Concurrency Code that an evaluation, in this case a transportation impact analysis, shall be completed prior to the issuance of the DNS, MDNS, or DS if SEPA review is a requirement of the project and not prior to issuing the Notice of Application. I also understand that KCC 15.A.03 grants the ability for the director to require more information prior to the Notice of Application being issued.


If a transportation impact analysis is required it would be more appropriate to get that requirement as part of the comment process along with all other transportation comments. This would allow the completion of a single analysis considering all issues/comments, pertaining to the transportation portion of the Reecer Ranch Plat



(LP-12-00001), at the same time allowing a single review of the analysis by Kittitas County.

I would like to request that the TIA requirement of being completed prior to Notice of Application being issued be removed so that we can post the property and Kittitas County Community Development Department can issue the Notice of Application and move forward appropriately.

Best Regards,


Chad Bala

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