

From: [Kelee Hodges](#)
To: "Chris Cruse"
Cc: [Zach Torrance-Smith](#); mikemeri@live.com; [Jamey Ayling](#)
Subject: RE: BL-25-00019 M&M Lowe Family LLC - Conditional Preliminary Approval
Date: Thursday, November 20, 2025 5:02:34 PM

Chris:

I have updated comments and forwarded to CDS . No transportation management application will be required for this project as presented.

If you should have any follow up questions, please let me know.

Thank you!

Kelee Hodges

Environmental/Transportation Planner
Kittitas County Public Works

411 N. Ruby St., Suite 1
Ellensburg, WA 98926
Office: 509-962-7523
Mobile: 509-859-4965

kelee.hodges.pw@co.kittitas.wa.us

From: Chris Cruse <chris@cruseandassoc.com>
Sent: Thursday, November 20, 2025 8:56 AM
To: Kelee Hodges <kelee.hodges.pw@co.kittitas.wa.us>
Cc: Zach Torrance-Smith <zach.torrancesmith@co.kittitas.wa.us>; mikemeri@live.com; [Jamey Ayling](#) <jamey.ayling@co.kittitas.wa.us>
Subject: RE: BL-25-00019 M&M Lowe Family LLC - Conditional Preliminary Approval

CAUTION: This email originated from outside the Kittitas County network. Do not click links, open attachments, fulfill requests, or follow guidance unless you recognize the sender and have verified the content is safe.

Kelee – We are simply adjusting tax parcels to a preferred location that matches the current AG use within this ownership. This application will not create any additional traffic as we are not creating any new parcels.

Whether it is next year or 50 years from now at some point in the future these parcels may be sold individually or in a block or possibly with the entire farm. If and when these parcels are ever developed the owner at that time will need further review and permitting by the county to establish roads, utilities, building permits, etc. and will then be possible to determine traffic counts.

Please review and contact us back if you need additional information.

Thanks,
Chris Cruse P.L.S.
Cruse and Associates
217 East 4th Ave.
P.O. Box 959
Ellensburg, WA 98926
(509) 962-8242 Office
Chris@Cruseandassoc.com

From: Kelee Hodges <kelee.hodges.pw@co.kittitas.wa.us>
Sent: Wednesday, November 19, 2025 5:28 PM
To: Chris Cruse <chris@cruseandassoc.com>
Cc: Zach Torrance-Smith <zach.torrancesmith@co.kittitas.wa.us>; mikemeri@live.com; Jamey Ayling <jamey.ayling@co.kittitas.wa.us>
Subject: RE: BL-25-00019 M&M Lowe Family LLC - Conditional Preliminary Approval

Chris:

I appreciate you attaching the ordinance for the fee schedule. I am not requiring a transportation management application or Traffic Impact Analysis at this time. What I am asking for is the estimated traffic based on the project narrative that these lots will be developed. All development requires review, including a courtesy screening for traffic concurrency. The courtesy screening is reviewed by me and County Engineer to determine if a Transportation Management Application would be required. The reason it is triggering any further request for information is the 11 named parcels that have been identified for future build sites. This may bring the Average Daily Traffic above 41. What is the plan for the parcels and development? Will single family homes be built on each parcel? With this information, I can complete my courtesy screening.

I have added Kittitas County below for your review:

Kittitas County, WA Code

Title 12: Roads and Bridges
§ 12.04.02.010: Purpose.
<https://ecode360.com/45926207>

Title 12: Roads and Bridges
§ 12.04.02.020: Applicability.
<https://ecode360.com/45926208>

Thank you!

Kelee Hodges

Environmental/Transportation Planner

Kittitas County Public Works

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kelee.hodges.pw@co.kittitas.wa.us

From: Chris Cruse <chris@cruseandassoc.com>

Sent: Wednesday, November 19, 2025 3:28 PM

To: Kelee Hodges <kelee.hodges.pw@co.kittitas.wa.us>

Cc: Zach Torrance-Smith <zach.torrancesmith@co.kittitas.wa.us>; mikemeri@live.com; Jamey Ayling <jamey.ayling@co.kittitas.wa.us>

Subject: RE: BL-25-00019 M&M Lowe Family LLC - Conditional Preliminary Approval

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Kelee –I worked directly with Mark Cook on the adoption of ordinance 2017-064. BLAs and SPs were exempt and the fees for the traffic concurrency app was only charged for plats for 5 or more parcels and commercial applications. Did code change? Please review and let me know what is triggering this new requirement for BLAs.

Thanks,

Chris Cruse P.L.S.

Cruse and Associates

217 East 4th Ave.

P.O. Box 959

Ellensburg, WA 98926

(509) 962-8242 Office

Chris@Cruseandassoc.com

From: Kelee Hodges <kelee.hodges.pw@co.kittitas.wa.us>

Sent: Wednesday, November 19, 2025 3:20 PM

To: Chris Cruse <chris@cruseandassoc.com>

Cc: Zach Torrance-Smith <zach.torrancesmith@co.kittitas.wa.us>; mikemeri@live.com; Jamey Ayling <jamey.ayling@co.kittitas.wa.us>

Subject: RE: BL-25-00019 M&M Lowe Family LLC - Conditional Preliminary Approval

Chris:

BLA's are exempt if they will not create more than 41 ADT. The project narrative stated the parcels are to be developed. Please provide an estimate of traffic and traffic behavior for the project. We will complete a courtesy screening of the project to determine if a concurrency application will be required.

Let me know if you have any further questions.

Thank you!

Kelee Hodges

Environmental/Transportation Planner

Kittitas County Public Works

411 N. Ruby St., Suite 1

Ellensburg, WA 98926

Office: 509-962-7523

Mobile: 509-859-4965

kelee.hodges.pw@co.kittitas.wa.us

From: Chris Cruse <chris@cruseandassoc.com>

Sent: Wednesday, November 19, 2025 1:45 PM

To: Kelee Hodges <kelee.hodges.pw@co.kittitas.wa.us>

Cc: Zach Torrance-Smith <zach.torrancesmith@co.kittitas.wa.us>; mikemeri@live.com; Jamey Ayling <jamey.ayling@co.kittitas.wa.us>

Subject: FW: BL-25-00019 M&M Lowe Family LLC - Conditional Preliminary Approval

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Kelee – I saw the comment regarding a transportation concurrency app. BLAs have always been exempt as we are not adding any new parcels or additional uses. What is required for this application?

Thanks,
Chris Cruse P.L.S.
Cruse and Associates
217 East 4th Ave.
P.O. Box 959
Ellensburg, WA 98926
(509) 962-8242 Office
Chris@Cruseandassoc.com

From: Zach Torrance-Smith <zach.torrancesmith@co.kittitas.wa.us>
Sent: Wednesday, November 19, 2025 10:44 AM
To: mikemeri@live.com; Chris Cruse <chris@cruseandassoc.com>
Cc: Jamey Ayling <jamey.ayling@co.kittitas.wa.us>; Ellie Myers <ellie.myers@co.kittitas.wa.us>;
Bradley Gasawski <bradley.gasawski@co.kittitas.wa.us>
Subject: BL-25-00019 M&M Lowe Family LLC - Conditional Preliminary Approval

Good morning,

Please see the attached correspondence regarding your Boundary Line Adjustment application (BL-25-00019 M&M Lowe Family LLC). A physical copy of the correspondence will be sent in the mail.

Please note that the application will expire after two years, November 19, 2027.

Please let me know if you have any questions or concerns.

Zach Torrance-Smith
Planner I
Kittitas County Community Development Services
411 N. Ruby St., Suite 2
Ellensburg, WA 98926
P: 509-962-7079
zach.torrancesmith@co.kittitas.wa.us

If this is about a Public Records request, please go to <http://www.co.kittitas.wa.us/request/default.aspx> and fill out a request for public records through the GovQA portal.