



## 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"

March 5, 2025

James S. Williamson and Mary Dabney Benjamin  
2413 SR 970  
Cle Elum, Washington 98922

### **Re: Transfer of Development Rights Williamson (TD-24-00004) – *Updated Certificate Letter of Intent***

On September 26, 2024, Kittitas County Community Development Services received an application for TDR Sending Site Certification affecting tax parcel numbers 21293, 21295, 21296, 954725, 954726, 954727, 954728, 954729, 954730, 954731, legally described as:

954726: PTN NE 1/4 (PARCEL 3A, B35/P71-73); SEC 31, TWP 20, RGE 16  
954727: PTN NE 1/4 (PARCEL 3B, B35/P71-73); SEC 31, TWP 20, RGE 16  
954728: PTN NE 1/4 (PARCEL 3C, B35/P71-73); SEC 31, TWP 20, RGE 16  
954730: PTN NE 1/4 (PARCEL 4B, B35/P71-73); SEC 31, TWP 20, RGE 16  
954731: PTN NE 1/4 (PARCEL 4C, B35/P71-73); SEC 31, TWP 20, RGE 16  
954729: PTN NE 1/4 (PARCEL 4A, B35/P71-73); SEC 31, TWP 20, RGE 16  
954725: PTN NE 1/4 (PARCEL 2C, B35/P71-73); SEC 31, TWP 20, RGE 16  
21296: PTN NE 1/4 (PARCEL 2B, B35/P71-73); SEC 31, TWP 20, RGE 16  
21295: PTN NE 1/4 (PARCEL 2A, B35/P71-73); SEC 31, TWP 20, RGE 16  
21293: PTN NE 1/4 (PARCEL 1C, B35/P71-73); SEC 31, TWP 20, RGE 16

Based upon the Community Development Services' review of the submitted application, supporting materials and site visit conducted October 23, 2024, the subject property has been approved for **10 development rights** eligible for transfer pursuant to KCC 17.13.080 and used by receiving area landowners.

This TDR Certificate Letter of Intent shall be valid for a period of five years from the date of issuance. If it has not been converted to a serially numbered TDR Certificate within five years from the date of issuance, then the landowner must reapply to CDS to determine whether the property is still eligible to be considered a sending site. The expiration date is **March 5, 2030**.

Kittitas County will issue serially numbered TDR certificates only upon confirmation that the property still qualifies as a sending area and acceptance of the attached TDR Conservation Easement. Acceptance shall be demonstrated by mutual execution of the easement by Kittitas County and the subject property owner and the easement shall be filed for record with the Kittitas County Auditor.

Thank you for your participation in the TDR Program. If you have any questions regarding this matter, I can be reached at (509) 962-7539, or by e-mail at [bradley.gasawski@co.kittitas.wa.us](mailto:bradley.gasawski@co.kittitas.wa.us).

Sincerely,

Bradley Gasawski  
Planner I  
Kittitas County Community Development Services  
411 N Ruby St., Suite 2, Ellensburg, WA 98926  
(509) 962-7539