



## KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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Office (509) 962-7506

"Building Partnerships – Building Communities"

September 14, 2021

KZ Freehold LLC  
c/o Nick Zito and Kathleen Kelleher  
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### **RE: Zito Large Lot Plat LL-21-00002 – Determination of Incomplete Application**

All interested parties,

An application for an eight (8) lot Large Lot Plat on approximately 164.21 acres located off of Wilson Creek Road, parcel numbers 284134 and 718434 was received on August 17, 2021 and the required preliminary drawings were received on August 23, 2021. This application known as the Zito Large Lot Plat has been assigned permit number LL-21-00002 and was reviewed for completeness. Community Development Services has reviewed your submitted materials and has determined that the application is not complete. Consequently, this letter is intended to specify and outline what is necessary for a complete application for a Large Lot Plat review with 5 or more proposed lots.

**Determination of Incompleteness:** This determination is based on the number of lots proposed in your application and the requirement for SEPA. During a preliminary code compliance review of your application, CDS determined that the proposal would result in 8 lots as "lots" are defined in KCC 17.08.360. SEPA is required on land use decisions creating 5 or greater lots. (WAC 197-11-800 (6)(d); RCW 58.17.020 (6)&(8);

**Required Information:** Before staff can continue review of your application, a SEPA checklist must be submitted along with associated fees. Please find a copy of the SEPA Checklist attached.

If you have any questions regarding this matter, I can be reached at (509) 962-7539, or by e-mail at [kelly.bacon.cd@co.kittitas.wa.us](mailto:kelly.bacon.cd@co.kittitas.wa.us)

Sincerely,

Kelly Bacon  
Planner I