

## Jeff Watson

---

**From:** Rich Elliott <elliotttr@kvfr.org>  
**Sent:** Monday, October 14, 2013 11:38 AM  
**To:** Jeff Watson; Dan Valoff  
**Cc:** Brenda\_J\_Nelson@rl.gov  
**Subject:** RE: LP-12-00001 Reecer Ranch Notice of Application

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

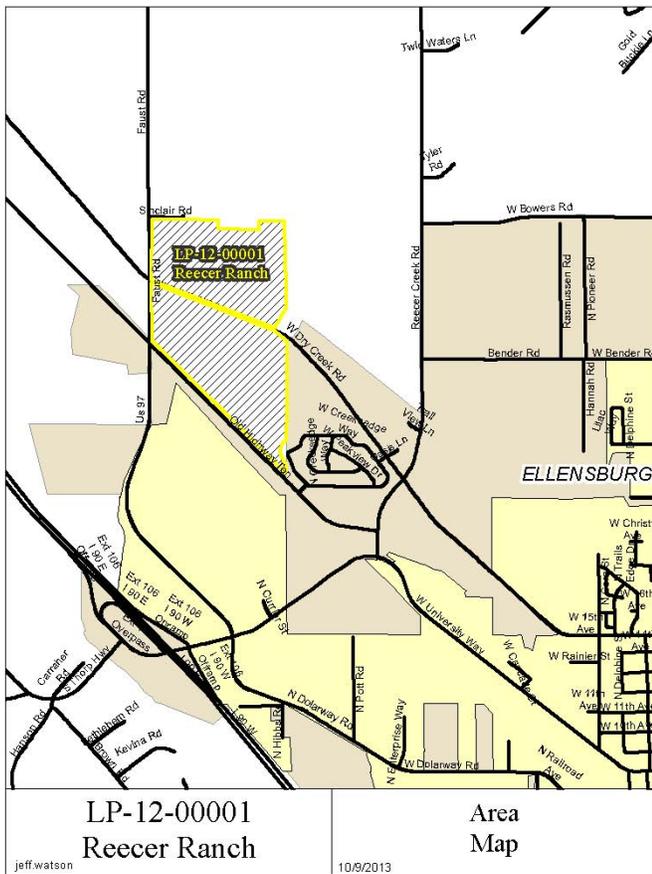
Not sure if our input has already been received on this project so KVFR has the following requests / observations regarding this project:

- KVFR does not support the concept of on-site static water storage if another alternative is available. The City of Ellensburg's water main is immediately adjacent to this project and we would strongly support a hydrant system to serve this project.
- Access to all parcels will need to comply with Appendix D of 2012 IFC.
- Addressing to all structures will need to be clearly visible from the public road from either direction of travel.
- It is possible that the WUI Code will be adopted by time or permit application and that would necessitate an assessment and possible code application.

Thank you

---

**From:** Jeff Watson [mailto:jeff.watson@co.kittitas.wa.us]  
**Sent:** Monday, October 14, 2013 10:22 AM  
**To:** Bill Steele; Brenda Larsen; 'Brent Renfrow (Brent.Renfrow@dfw.wa.gov)'; Candie M. Leader; Christina Wollman; 'Cindy Preston (cindy.preston@dnr.wa.gov)'; 'enviroreview@yakama.com'; Erin Moore; 'Gretchen.Kaehler@DAHP.wa.gov'; Holly Duncan; 'Jan Jorgenson (jorgenja@cwu.edu)'; 'Jessica Lally (jessica@yakama.com)'; 'jmarvin@yakama.com'; J Markell; 'Johnson Meninick (johnson@yakama.com)'; Julie Kjorsvik; Kim Dawson; 'linda.hazlett@dnr.wa.gov'; Lisa Iammarino; Lisa Lawrence; Mike Johnston; 'nelmsk@cwu.edu'; Patti Johnson; 'russell.mau@doh.wa.gov'; 'Teske, Mark S'; 'rivers@dnr.wa.gov'; 'Thalia Sachtleben (enviroreview@yakama.com)'; 'Tom Justus (tom.justus@doh.wa.gov)'; 'tribune@nkctribune.com'; James Rivard; Erin Moore; Allison Kimball (brooksideconsulting@gmail.com); 'tribune@nkctribune.com'; J Markell; Mike Johnston; 'darren.habel@usace.army.mil'; 'separegister@ecy.wa.gov'; 'Clear, Gwen (ECY)'  
**Cc:** Lindsey Ozbolt; Doc Hansen; Jeff Watson; Rich Elliott; Larry Browne (eburgwater@yahoo.com); 'ctorset@eburg.wednet.edu'; Dr. Paul Farris, Ellensburg School District; Daniel Valoff (valoffd@ci.ellensburg.wa.us); baileyl@ci.ellensburg.wa.us; Mike Smith (smithm@ci.ellensburg.wa.us); 'eberled@wsdot.wa.gov'; Holmstrom, Rick  
**Subject:** LP-12-00001 Reecer Ranch Notice of Application



[LP-12-00001 Recer Ranch](#) (Internal Hyperlink to Master File)

[LP-12-00001 Recer Ranch](#) (External Hyperlink to On-line File)

Kittitas County has received the above referenced land use application. Agencies within the county network may review the application Master File via the above “Internal” link. Agencies outside of the county network may view the related documentation at the “External” link above (use individual files for fastest rendering or “LP-12-00001 Recer Ranch Master File 10.14.2013” for complete file to date). **The Notice of Application and SEPA Checklist are attached.**

The County expects to issue a Determination of Non-Significance (DNS) for this proposal, and will use the **Optional DNS Process, meaning this may be the only opportunity for governmental agencies and the public to comment on the environmental impacts of the proposal.** Mitigation measures may be required under applicable codes, such as Title 17 Zoning, Title 16 Subdivisions, and the Fire Code, and the project review process may incorporate or require mitigation measures regardless of whether an EIS is prepared. A copy of the threshold determination may be obtained from the County.

**Comments within the body of an email are encouraged, but may be submitted as attachments or via US Mail.**

Jeffrey A. Watson  
 Planner II  
[Kittitas County Public Works/Community Development Services](#)  
 411 North Ruby  
 Ellensburg WA 98926

[jeff.watson@co.kittitas.wa.us](mailto:jeff.watson@co.kittitas.wa.us)

509-933-8274

---

Notice: All email sent to this address will be received by the Kittitas County email system and may be subject to public disclosure under Chapter 42.56 RCW and to archiving and review.

message id: 38eb45916c6dcbdac24bb8719d004a14





01.07.2009 15:02

An aerial photograph showing a residential neighborhood with several houses and a winding road. A red arrow points from the top left towards a specific property. The surrounding area includes a large field with snow patches and a road with utility poles. The image is taken from an elevated perspective, likely from a vehicle or aircraft.

**Reecer Ranch Property out of  
Photo to the northwest**

01.07.2009 15:12



01.07.2009 15:12



01.07.2009 15:12



01.07.2009 15:12