



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"

Cape Powers, New Suncadia, LLC
770 Suncadia Trail
Cle Elum, WA
98922

F. Steven Lathrop
PO Box 1088
Ellensburg, WA
98926

To whom it may concern,

The purpose of this letter is to clarify the review process for the River Ridge Plat (LP-17-00003). Previously, a Notice of Complete Application was sent outlining the process under current code. According to the amended Development Agreement approved on December 2nd, 2008, the project is vested to the development regulations in effect on March 7th, 1997.

Some differences exist between current code, and the vested code adopted on December 3rd, 1996. These include, but are not limited to:

- 1) The 1996 code allows for, but does not require a pre-application conference.
- 2) The 1996 code has no requirement for posting on site.
- 3) The 1996 code calls for a pre-decision open record hearing, followed by an open record decision by the Board of County Commissioners. The Planning Commission no longer hears these types of applications. The Plat will go directly to the BOCC for an open record hearing and a final decision.

Thank you for your understanding in this matter.

Sincerely,

Dusty Pilkington
Planner I
Kittitas County Community Development Services
411 N Ruby St # 4, Ellensburg, WA 98926
(509) -962-7079
dusty.pilkington@co.kittitas.wa.us