



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926

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Office (509) 962-7506

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"Building Partnerships – Building Communities"

December 28, 2018

Teaway Ridge LLC
PO Box 808
Cle Elum, WA 98922

RE: Palomino Trails PUD (PD-18-00001), associated Short Plat (SP-18-00007), and SEPA (SE-18-00009)

Dear Applicant,

The application for a 2 lot Short Plat on approximately 246.52 acres of land that is currently zoned as Agriculture 5 and with an application under consideration to rezone to a Planned Unit Development, located in Kittitas County, Assessor's map number 18-18-22030-0010 and 18-18-28000-0040 was received on November 28th, 2018. Your application has been determined **complete** as of December 28, 2018 for the purposes of intake, initial review, and vesting. Please be advised that the following actions will need to be completed prior to the issuance of a Notice of Application:

1. As provisioned in Kittitas County Code 15A.03.110 the property shall be posted by the applicant along each street frontage. Signage, a posting affidavit, and a map of posting locations, have been prepared by Community Development Services staff and are available for pick up at our office during regular business hours. Please be certain that the signs are "...posted on each road frontage on the subject property..." and that they are "... clearly visible and accessible."¹

Upon Completion of the above actions in accordance with the provisions of KCC 15A.030.060:

1. A Notice of Application will be sent to the public (adjacent landowners), Kittitas County departments, and non-County governmental agencies inviting written comments on this proposal.
2. Requests for clarification, amendments, or additional information will be sent to you following the public comment period.
3. The consideration of written comments from adjacent property owners and public agencies will be incorporated in the staff report.
4. As requested by the County, additional materials and/or revised preliminary plat drawings may be required before this application progresses.
5. An open record hearing will be scheduled before the Kittitas County Hearings Examiner where public testimony may be given and approval or denial will be determined.

If you have any questions regarding this matter, please contact me at (509) 933-824, or by email at chelsea.benner@co.kittitas.wa.us.

Sincerely,

¹ KCC 15A.03.110(3)

Chelsea Benner
Planner I
Kittitas County Community Development Services
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cc: Terra Design Group, Chad Bala
Lindsey Ozbolt, Planning Official

via email
via email