



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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"Building Partnerships – Building Communities"

July 15, 2009

Phillip C. Lesh Et Ux
520 43rd Avenue Northwest
Gig Harbor, Washington 98335

Subject: Determination of Complete Application
Lesh Preliminary Plat LP-09-0004

Dear Applicant:

Your application for the Lesh Preliminary Plat was received on June 8, 2009, and has been determined complete on the date of this letter.

Your application meets the requirements of KCC 16.12.010 for a complete application; however the information below is required to continue to evaluate your proposal.

1. Kittitas County Road Standards require lots created on private roads serving more than 40 lots to have two accesses to county roads. Rocky Mountain Road currently serves more than 40 lots, therefore the lots proposed in the Lesh Plat must have a second access. According to the submitted SEPA checklist (Question 14.a), the proposed second access to the Lesh Plat is via an easement to be established across the Apple Tree plat to the north. This access easement has not yet been established and depends on the approval of a Plat Modification to the Apple Tree plat. This proposed second access is not shown on the submitted preliminary plat map. Please submit plans identifying a viable second access to the Lesh Plat and/or where one will be established in the future and the expected timing.

The deadline for submittal of the above requested information is September 15, 2009. Continued processing of your application will include, but is not limited to the following actions:

1. According to KCC 15A.030.060 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. **Note: you have 5 days to contact Community Development Services for instructions for posting notice signs at the site as outlined in KCC 15A.03.110.**
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 matter is brought before the Hearing Examiner.

5. A public hearing will be scheduled before the Kittitas County Hearing Examiner. At that hearing a recommendation will be made for approval or denial.
6. A closed-record hearing will be scheduled before the Kittitas County Board of Commissioners where final approval or denial will be given.

If you have any questions regarding this matter, please contact me at (206) 382-9540, or by e-mail at kcote@gordonderr.com.

Sincerely,



Katie F. Cote
Contract Planner

cc: David P. Nelson c/o Encompass Engineering & Surveying
Jeff Watson, Kittitas County Public Works