



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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"Building Partnerships – Building Communities"

November 27, 2012

Teanaway Ridge LLC
P.O. Box 808
Cle Elum WA 98922

RE: Reecer Ranch Long Plat Application (LP-12-00001)

Dear Applicant,

The application for a 53 lot Plat on approximately 192 acres of land that is zoned Agriculture 3, located in a portion of Section 28, T18N, R18E, WM, in Kittitas County, Assessor's map number 18-18-28000-0040, was received on October 29, 2012. Your application has been determined **incomplete** as of November 27, 2012.

Your application does not meet the requirements of KCC 16.12.040 for a complete application. This application does not conform "...to the county comprehensive plan and all applicable zoning regulations in effect at the time..." of submission. The Growth Management Hearing Board in its Final Decision Order for Case No. 07-1-0015 found that "Kittitas County's adoption of Ordinance 2007-22 allows urban density in the rural areas with three-acre zoning in the Agriculture-3 and Rural-3 zones outside of the urban growth areas and limited areas of more intensive rural development (LAMIRDs) in chapters 16.09, 17.08, 17.22, 17.28, 17.30, and 17.56 of the Kittitas County Code violate RCW 36.70A.070 and 36.70A.110 and substantially interferes with GMA Goals RCW 36.70A.020 (1-2, 8-10, 12) and the Board finds these provisions invalid." This finding was later upheld by the Washington State Supreme Court on appeal (Case No. 84187-0) finding among other things that the Hearings Board "...properly interpreted and applied the law in finding that the County has failed to comply with the GMA's requirements to develop a written record explaining its rural element, include provisions in the Plan that protect rural areas, provide for a variety of rural densities in the Plan, protect agricultural land, and protect water resources". This being the case the County is unable to accept your plat application proposing the creation of any lots less than five acres in size.

Kittitas County Community Development Services has not made a determination as to whether your application fee can or will be refunded. We will be discussing that matter as time permits.

If you have any questions regarding this matter, please feel free to contact me at (509) 933 8274, or by e-mail at jeff.watson@co.kittitas.wa.us.

Sincerely,

Jeff Watson
Staff Planner

CC: Terra Design via email: bala.ce@gmail.com