



KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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Office (509) 962-7506

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"Building Partnerships – Building Communities"

March 20th, 2017

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

F. Steven Lathrop
PO Box 1088
Ellensburg, WA
98926

RE: River Ridge Long Plat Application (LP-17-00003)

Dear Applicant,

The application for a 39 lot plat on approximately 422.24 acres of land that is zoned Master Planned Resort, located in a portion of Section 18, T20N, R15E, WM, in Kittitas County, Assessor's map number 20-14-13050-0092, was received on March 6th, 2017. Your application has been determined **complete** as of March 20th, 2017 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 matter is brought before the Board of County Commissioners.
5. An open record hearing will be scheduled before the Kittitas County Hearings Examiner where public testimony may be given and a recommendation for approval or denial will be made.
6. A closed record hearing will be scheduled before the Kittitas County Board of Commissioners where a final decision will be given.

¹ KCC 15A.03.110(3)

If you have any questions regarding this matter, please contact me at (509) 962-7079, or by e-mail at dusty.pilkington@co.kittitas.wa.us.

Sincerely,

A handwritten signature in black ink, appearing to read "Dusty Pilkington". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Dusty Pilkington
Staff Planner