

December 20, 2023

Via Email: [bradley.gasawski@co.kittitas.wa.us](mailto:bradley.gasawski@co.kittitas.wa.us)

Bradley Gasawski Planner  
Kittitas County Community  
Development Services  
411 N. Ruby Street, Ste. 2  
Ellensburg WA 98926

Re: Teanaway Ridge LLC, Reasonable Use, RU-23-00001  
Dear: Bradley

The purpose of this letter is to respond to the comments Community Development received for the above-referenced land use application.

The applicant believes that the Reasonable Use application has met all criteria within Kittitas County Code, Comprehensive Plan, and the Shoreline Management plan. More importantly with the most recent critical areas report and channel migration zone analysis has created an instance where this process of a reasonable use is the appropriate process that allows a landowner use of their property. The applicant has reduced the impact of the original site plan to further protect the natural areas associated with this site and more importantly the Yakima River.

Please see the attached matrix with applicant's responses and consistencies with Kittitas County Code. Please note that in reviewing the comment letter we have also made additional changes to an already revised site plan, which should be completed in the next couple of days. As soon as we receive the revised site plan, I will provide that to you, which will complement the response matrix.

Regards,

*Chad Bala*

Chad Bala

CC:  
Jamey Ayling, Planning Manager  
Teanaway Ridge LLC