

KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

“Building Partnerships – Building Communities”

August 10, 2015

Chad Bala
Terra Design Group
PO Box 686
Cle Elum, WA 98922

via email: bala.ce@gmail.com

RE: Response to project expiration dates email

Dear Mr. Bala:

This letter is in response to an email request for clarification of expiration dates on numerous projects. Staff has reviewed the table of projects presented in the email (attached to this letter for additional information) and confirms that the density and preliminary approval dates are correct. Below is a list of projects and their expiration dates.

File Number	Project Name	Expiration Date	Explanation
RZ-06-00027 LP-06-00027	Ranch on Swuak Creek PUD	December 31, 2017	Per KCC 17.36.090.7
RZ-05-00033 RZ-01-00010	Evergreen Ridge PUD	December 31, 2017	Per KCC 17.36.090.7
RZ-07-00008 LL-08-00002	Dunford PUD & 4 lot large lot plat	November 16, 2017	Per KCC 17.36.090.2 and RCW 58.17.140
RZ-07-00017 SP-07-00168	Ronald PUD & 2 lot short plat	September 7, 2018	Per KCC 17.36.090.2 and RCW 58.17.140
LP-07-00038	Ranch Road Cluster Plat	April 19, 2018	Per RCW 58.17.140
LP-06-00006	Marion Cluster Plat	November 17, 2016	Per RCW 58.17.140
LP-07-00048	Teaway Ridge Plat	October 6, 2016	Per RCW 58.17.140
LP-09-00008	Airport Heights Plat	December 21, 2017	Per RCW 58.17.140
LP-07-00031	Palomino Fields Plat	November 18, 2016	Per RCW 58.17.140 - extension granted on 6/15/15 - original expiration: November 18, 2015
LP-12-00001	Reecer Ranch Plat	EXPIRED – April 6, 2014	A letter was sent dated October 8, 2013 allowing for postponement of a TIA. It stated that the TIA or an approved extension must be issued by April 6, 2014 or the project would be void. KC CDS has no record of

			a TIA or extension request, therefore the project has expired.
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If you have any questions regarding this information, please feel free to contact me at 509.962.7637 or by email at lindsey.ozbolt@co.kittitas.wa.us.

Sincerely,



Lindsey Ozbolt
Planner II

Enclosures

Cc: Robert 'Doc' Hansen, Interim CDS Director and Planning Official
Christina Wollman, Floodplain Manager

via email
via email

Lindsey Ozbolt

From: Chad Bala <bala.ce@gmail.com>
Sent: Tuesday, March 17, 2015 2:09 PM
To: Lindsey Ozbolt
Subject: Expiration request letter
Attachments: KCCDSexpirlttr3-17-15.docx

Follow Up Flag: Follow up
Flag Status: Flagged

Hey Lindsey,

I have finally submitted a request to you asking clarification on the expiration time periods on our projects. I have included it in word in case you wanted to work with the table that is included. I think that I am close with these, since I created this table when the legislature made changes to the timing for subdivisions. I just want to make sure I am consistent with the County and these County projects. FYI the preliminary approved date is the date the enabling documents were signed.

thanks for the assistance.

Chad

3-17-15

Kittitas County Community Development Services Department
Lindsey Ozbolt

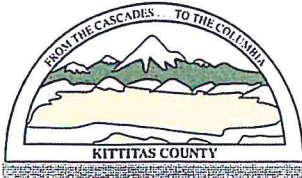
I am requesting a review and confirmation or correction of the expiration dates for our projects. I have included a table of our projects with the expected expiration time period pertaining to the legislative amendments (subdivision expiration time periods).

I am looking for a response in writing/email clarifying the expiration time periods for the projects presented in the table.

Thank you very much.

Chad Bala

Projects	Density	Preliminary Approved Date	Expiration Date
<i>Planned Unit Developments (PUDs)</i>			
ROSC PUD	243	Dec. 5, 2006	Final Dev Plan in process/Dec 6, 2016
Dunford PUD & 4 lot large lot plat	65	Nov. 16, 2010	Nov. 16, 2017
Ronald PUD & 2 lot short plat	2-16 dua	Sept. 7, 2011	Sept., 7, 2018
Evergreen Ridge PUD	2-16 dua	May. 16, 2006	Final Dev Plan in process/May 16, 2016
<i>Cluster Plats</i>			
Ranch Road Cluster Plat	20	Apr. 19, 2011	Apr. 2018
Marion Cluster Plat	12	Nov. 17, 2009	Nov. 2016
<i>Plats</i>			
Palomino Fields Plat	120	Nov. 18, 2008	Nov. 2015
Teaway Ridge Plat	14	Oct. 6, 2009	Oct. 2016
Airport Heights Plat	10	Dec. 21, 2010	Dec. 2017
Reecer Ranch Plat	33	On Hold	



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"Building Partnerships – Building Communities"

June 15, 2015

Pat Deneen
PO Box 808
Cle Elum, WA 98922

Terra Design Group, Inc.
Chad Bala
PO Box 686
Cle Elum, WA 98922

Subject: Plat Extension Approval – Palomino Fields Plat (LP-07-00031)

Dear Mr. Deneen,


Kittitas County Community Development Services (CDS) received your Plat Extension application request (PE-15-00002) on April 29, 2015 requesting a one-year extension for the Palomino Fields Plat (LP-07-00031). Per Kittitas County Code 16.12.250 Expiration "...Any applicant who files a written request with the administrator within 30 days before the expiration date, showing that the applicant has attempted in good faith to submit the final plat within the time period and that the associated fees are paid, shall be granted a one-year extension. Such an extension can be requested and granted five times."

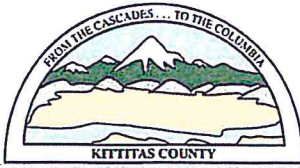
This project was granted preliminary approval on November 18, 2008 through Ordinance 2008-160. Kittitas County grants your extension request based on your statement that you are working through the process of satisfying the requirement of providing water for the proposal and that the process is currently stalled with WA Department of Ecology due to the current drought declaration. The expiration date for the Palomino Fields Plat has been extended to **November 18, 2016**. Should you require another plat extension in the future, your application must be submitted prior to 30 days of expiration to Community Development Services for consideration.

Additionally, in your extension request letter to CDS, you requested that staff confirm the Cordner's are no longer associated with the ownership of this property or project. According to Kittitas County Assessor's website, parcels #471033, 11800, 11801, & 11802 are owned by Cle Elum Pines West, LLC and parcels #491033 & 481033 are owned by Cle Elum Pines East, LLC. This letter in conjunction with your plat extension request letter serves as notice to Kittitas County that ownership has changed for a portion of the project and that the Cordner's are no longer involved.

If you have any questions, please feel free to contact me.

Sincerely,


Lindsey Ozbolt
Planner II



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"Building Partnerships – Building Communities"

October 8, 2013

Chad Bala
Teaway Ridge LLC
P.O. Box 808
Cle Elum WA 98922

RE: Request for the delay of the Transportation Impact Analysis (TIA) for the Reecer Ranch Plat (LP-12-00001)

Mr. Bala,

Kittitas County Community Development Services (CDS) has reviewed your letter dated August 1, 2013 requesting that the requirement for a Traffic Impact Analysis (TIA) not be a precursor to the Notice of Application for the above application. CDS was also made aware of your subsequent letter dated August 6, 2013 requesting a waiver from the Public Works department of the TIA for the application. CDS felt it was appropriate to await a response to that second request prior to deliberating the first. On September 30, 2013 Kittitas County Public Works Director Holmes denied your TIA waiver request and forwarded a copy to our office. With that issue clarified, CDS is prepared to issue a determination on your first request.

CDS concurs with your assessment outlined in that first letter and will not require that the TIA be submitted prior to the issuance of the Notice of Application for the Reecer Ranch long Plat (LP-12-00001). Staff has been directed to proceed with the processing of the application. A Notice of Application shall be issued and a 15 day comment period will be set. Please be aware that while the County will be soliciting comments on the application, at the close of the comment period the processing clock will stop; no form of determination will be made or hearing be scheduled prior to the receipt of the TIA in question. Under the provisions of KCC 15A.03.045, 180 days has been deemed a reasonable deadline for the submission of the requested information. Failure to submit (in the absence of an approved extension) prior to **April 6, 2014** shall be cause for the application to be void.

Staff is always available should you have any additional questions or comments.

Sincerely,

Robert "Doc" Hansen
Planning Official
Kittitas County Community Development Services

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