

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

Second Notice: Request for Comments

TO:

WA State Dept. Ecology SEPA Registrar
WA State Dept. Ecology, Yakima
WA State Dept. Fish & Wildlife, Ellensburg
WA State Dept. of Transportation- Yakima
WA State Dept. of Transportation- Aviation
Division
WA State Dept. of Community, Trade, and
Economic Development
Yakama Nation
Yakama Nation – Department of Natural Resources
Kittitas Co. Board of Commissioners
Kittitas Co. Fire Marshall
Kittitas Co. Environmental Health

Kittitas Valley Fire and Rescue
Kittitas Co. Public Works
Kittitas Co. Solid Waste
Kittitas Co. Sheriff's Office
U.S. Forest Service
WA State Dept. of Natural
Resources
Ellensburg School District
Ellensburg Water Co.
Olsen Ditch
Cascade Irrigation
Adjacent Property Owners
Applicant

FROM:

Joanna Valencia, Staff Planner JV

DATE:

November 28, 2007

SUBJECT:

Second Notice: Request for Comments for the Reecer Creek Ranch Rezone (File No. Z-06-56) -
Application for a rezone of 192.16 acres from Agriculture-20 and Agriculture-3 to Planned Unit
Development. Proponent: Terra Design Group, Inc. and Jeff Slothower, authorized agent for the Teanaway
Ridge LLC, landowner. Location of proposal: north of Old Highway Ten, east of Faust Road, west of
Reecer Creek Road and bisected by Dry Creek Road, on 2516 Dry Creek Road, Ellensburg, WA 98926,
within Section 28, T18N, R18E, WM in Kittitas County. Map number 18-18-28000-0040.

Pursuant to KCC 15A.03, WAC 197-11, and RCW 43.20C, NOTICE IS HERBY given that Kittitas County is requesting comments for a project known as the Reecer Creek Ranch Rezone which is an application for a rezone of 192.16 acres from Agriculture-20 and Agriculture-3 to Planned Unit Development. (File No. Z-06-56) A Determination of Significance (DS) and request for comments on the Scope of the Environmental Impact Statement (EIS) was previously issued on August 13, 2007. After review of the comments received, alternatives have been proposed for consideration for the EIS. The alternatives include: development under the current zone, development with urban densities within an Urban Growth Area (UGA), development as a Planned Unit Development (PUD) at the 3 to 1 ratio allowed per current code, and development as a Master Planned Resort.

The subject property is located north of Old Highway Ten, east of Faust Road, west of Reecer Creek Road and bisected by Dry Creek Road, on 2516 Dry Creek Road, Ellensburg, WA 98926, within Section 28, T18N, R18E, WM in Kittitas County. Map number 18-18-28000-0040.

Kittitas County is requesting comments on the proposed alternatives. Written comments from the public may be submitted to Kittitas County Community Development Services (CDS) no later than **December 14, 2007 at 5:00 p.m.** Comments may be sent to CDS, 411 N Ruby St Suite 2, Ellensburg, WA 98926 or via fax at (509)962-7682 or via email at [cgs@co.kittitas.wa.us](mailto:cds@co.kittitas.wa.us). Staff Contact: Joanna Valencia.

Any person desiring to express their views or to be notified of the action taken on this application should contact CDS. The submitted application and related filed documents may be examined by the public at the CDS office at 411 N. Ruby Suite 2, Ellensburg, WA 98926. Phone (509) 962-7506. Information can also be found online at <http://www.co.kittitas.wa.us/cds/current/>.

Please contact our office if you have any questions at (509)962-7506. Thank you.

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

COMMUNITY PLANNING • BUILDING INSPECTION • PLAN REVIEW • ADMINISTRATION • PERMIT SERVICES • CODE ENFORCEMENT • FIRE INVESTIGATION

Second Notice: Request for Comments

Reecer Creek Ranch Rezone (Z-06-56)

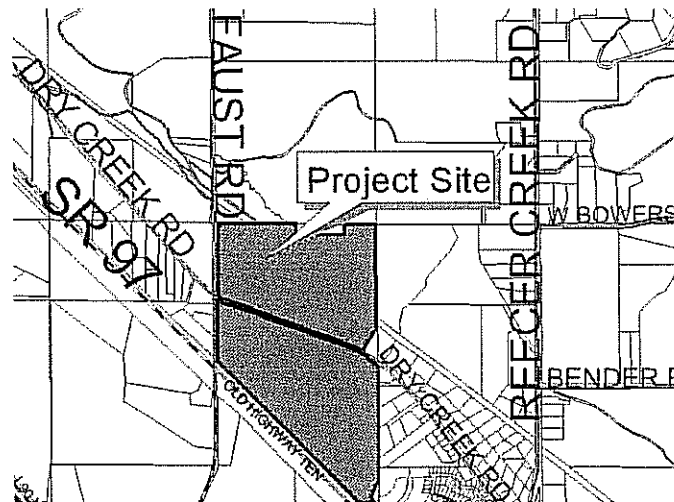
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Dated: November 28, 2007

Publish: November 30, 2007 Daily Record and December 6, 2007 Northern Kittitas County Tribune



Terra Design Group, Inc.

PO Box 686
Cle Elum, WA 98922
Phone : 509-857-2044

October 29, 2007

RECEIVED

OCT 29 2007

KITTITAS COUNTY
CDS

Darryl Piercy
Joanna Valencia
Kittitas County Community Development Services Dept.
411 North Ruby, Suite
Ellensburg, WA 98926

RE: File Z-06-56

Dear Mr. Piercy & Ms. Valencia,

Upon reviewing the comments regarding the Reecer Ranch PUD proposal, a series of issues have been brought to our attention. These issues pertain to the following: Critical Areas, relating to the environment; density, with regards to the number of units and whether the proposal is outside or inside of the urban growth area; transportation issues specifically relating to volumes and distributions and off site impacts; aesthetics and the visual impacts of the project area and the surrounding vicinity; public services issues relating to schools, fire, police, public safety, law enforcement etc; and utilities issues such as water, sewer, and stormwater management.

In light of these issues as mentioned above, the applicant believes that looking at alternatives that explore options addressing different density issues, transportation issues, public service issues, and utility service issues should be considered. Alternatives could include development under the current zone, development with urban densities within the urban growth area, development as a PUD at the 3:1 ratio allowed per current code, and development as a Master Planned Resort.

As for critical areas/environmental issues the applicant believes that the existing application has addressed these issues in an appropriate manner. As mentioned in the application under Statement KCC 17.36.030(4) it is proposed there will be the implementation of trails with connectivity to the John Wayne Trail and open space in the form of pocket parks. It is also proposed that the sensitive areas along Reecer and Currier Creeks, such as the riparian areas will be protected and will not allow any development along those creeks. It is also proposed that the open space areas may possibly include fish enhancement measures along these two creeks. Within the SEPA document that was

submitted it states that there will be a Wetland and Wildlife analysis of the property regarding plants and animals. The SEPA document also mentions that there will be a stream habitat enhancement plan for portions of Currier and Reecer Creeks.

The applicant believes that consideration of the Alternatives, as mentioned earlier in this letter, which includes development under the current zone, development with urban densities, development as a PUD at the 3:1 ratio allowed per current code, and development as a Master Planned Resort, all create the ability to address the aforementioned issues and further preserve open space and protect sensitive areas like Currier & Reecer Creeks. Some of these protective measures will differ greatly upon the alternative that is chosen.

If you have any questions please do not hesitate to call.

Sincerely,



Chad Bala