



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

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Office (509) 962-7506

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"Building Partnerships – Building Communities"

November 14, 2024

Pat Deneen
Blue Jay Land Company, LLC
304 W First St
Cle Elum, WA 98922

RE: Transfer of Development Rights (TDR) – Certificate Letter of Intent

Dear Mr. Deneen:

On May 31, 2024, Kittitas County Community Development Services received an application for TDR Sending Site Certification affecting tax parcel numbers 950570, 950581, 950582, 950583, 950584, 950585, 950586, 950587, 950588, 950589, 950590, 950591, 950592, 950593, 950594, 950595, 950596, 950597, 950598, 950761, 950762, legally described as:

Parcel G of that certain Survey as recorded October 6, 2023, in Book 45 of Surveys, pages 234 through 237, under Auditor's File No. 202310060039, records of Kittitas County, Washington; being a portion of the Northwest Quarter of Section 12, Township 20 North, Range 14 East, W.M., in the County of Kittitas, State of Washington.

Parcel 2:

Parcels 1, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22 and 23 of that certain Survey as recorded April 17, 2006, in Book 32 of Surveys, pages 134 through 137, under Auditor's File No. 200604170033, records of Kittitas County, Washington; being a portion of the West Half of the West Half of Section 1, Township 20 North, Range 14 East, W.M., in the County of Kittitas, State of Washington.

Parcel 3:

Parcel 1 of that certain Survey as recorded January 10, 2019, in Book 41 of Surveys, pages 228 through 231, under Auditor's File No. 201901100003, records of Kittitas County, Washington; being a portion of the Southwest Quarter of Section 1 and a portion of the Northwest Quarter of Section 12, Township 20 North, Range 14 East, W.M., in the County of Kittitas, State of Washington.

Based upon the Community Development Services' review of the submitted application, supporting materials and site visit conducted May 2, 2024 the subject property has been **approved for 21 development rights** eligible for transfer pursuant to KCC 17.13.080 and used by receiving area landowners.

This TDR Certificate Letter of Intent shall be **valid for a period of five years from the date of issuance**. If it has not been converted to a serially numbered TDR Certificate within five years from the date of issuance, then the landowner must reapply to CDS to determine whether the property is still eligible to be considered a sending site.

Kittitas County will issue serially numbered TDR certificates only upon confirmation that the property still qualifies as a sending area and acceptance of the attached TDR Conservation Easement. Acceptance shall be demonstrated by mutual execution of the easement by Kittitas County and the subject property owner and the easement shall be filed for record with the Kittitas County Auditor.

Thank you for your participation in the TDR Program. If you have any questions regarding this matter, I can be reached at (509) 962-7539, or by e-mail at bradley.gasawski@co.kittitas.wa.us.

Sincerely,

A handwritten signature in blue ink, appearing to read "Bradley Gasawski".

Bradley Gasawski
Planner I
Kittitas County Community Development Services
411 N Ruby St., Suite 2, Ellensburg, WA 98926
(509) 962-7539