

From: [John Barker](#)
To: [Rachael Stevie \(CD\)](#)
Subject: Re: Adjacent residence issue
Date: Friday, July 1, 2022 8:28:30 AM

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206 755 3842

On Fri, Jul 1, 2022 at 8:06 AM Rachael Stevie (CD) <rachael.stevie.cd@co.kittitas.wa.us> wrote:

Good morning Mr. Barker,

I am off today but if you email me your number I can give you a call.

Thanks,

Rachael

From: John Barker <john98922@gmail.com>
Sent: Thursday, June 30, 2022 8:30:13 PM
To: Rachael Stevie (CD)
Subject: Adjacent residence issue

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Hi Rachael

Mark from encompass called and said you'd expressed a concern about the distance from an adjacent unoccupied residence. I believe it's melody Steele's abandoned shack that hasn't been occupied for at least 25 years (since I've owned this property)

Please call or email me at your earliest convenience about this.

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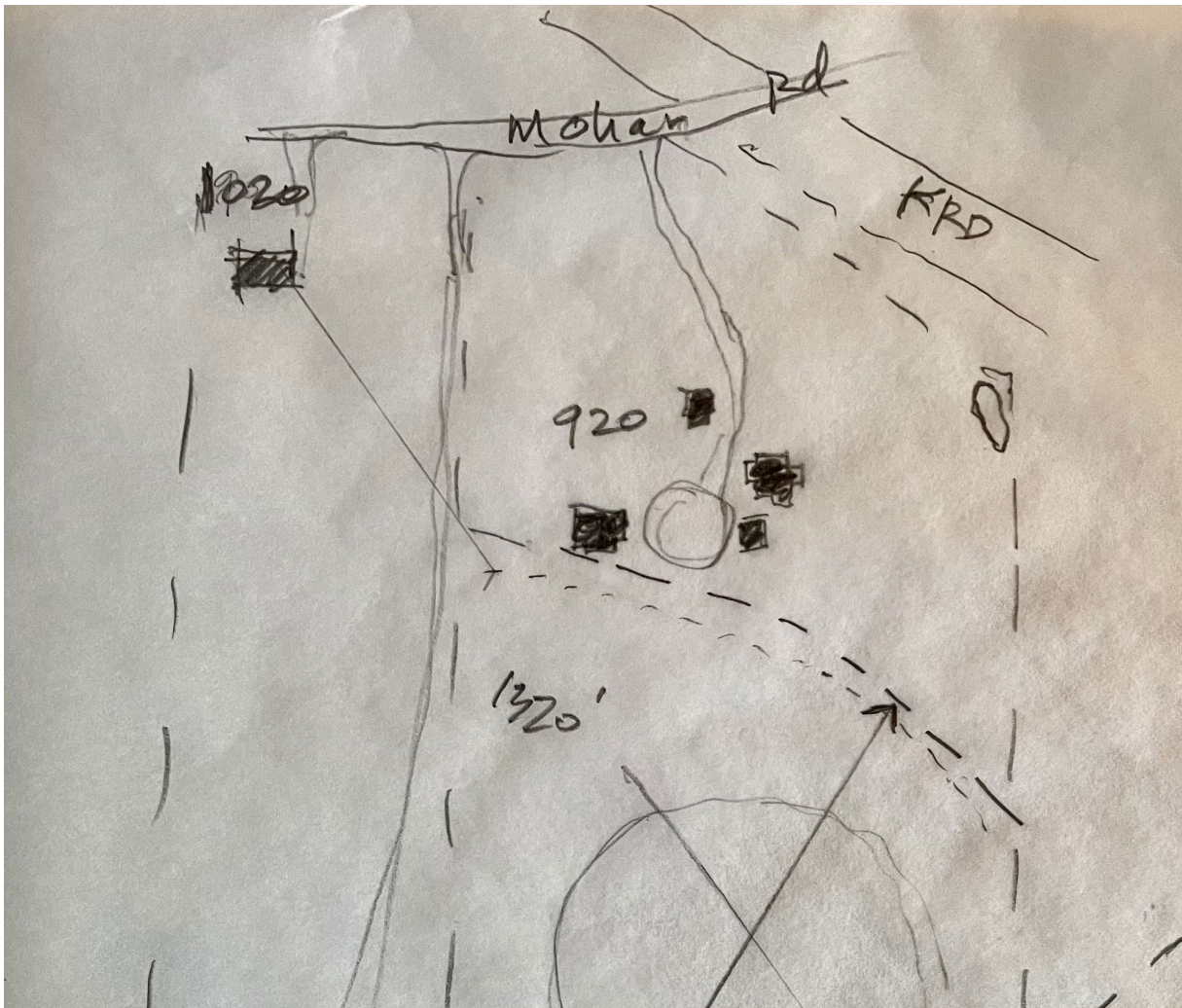
contact the sender immediately and delete the material from all devices.
message id: 38eb45916c6dcbdac24bb8719d004a14

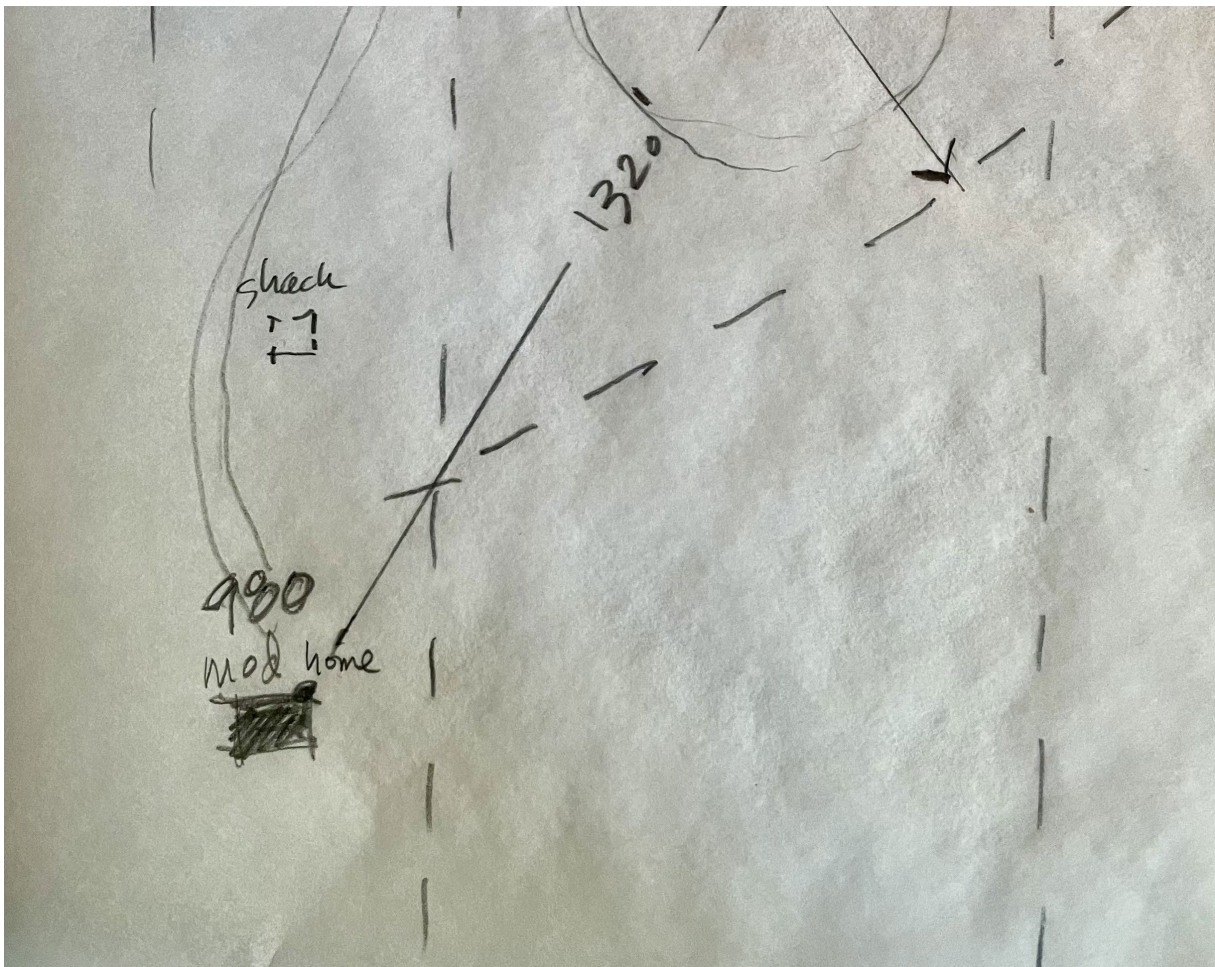
From: [John Barker](#)
To: [Rachael Stevie \(CD\)](#); [Jeremy Johnston](#)
Subject: Fwd: Mohar farm cluster plat
Date: Friday, July 1, 2022 9:04:21 AM

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----- Forwarded message -----

From: **John Barker** <john98922@gmail.com>
Date: Fri, Jul 1, 2022 at 7:25 AM
Subject: Re: Mohar farm cluster plat
To: Marc Kirkpatrick <mkirkpatrick@encompasses.net>





On Fri, Jul 1, 2022 at 7:15 AM John Barker <john98922@gmail.com> wrote:

Marc

If the modular home at 980 mohar and the home at 1020 mohar are affecting my cluster we cannot do the cluster plat.

Hard to believe the county and you and I didn't catch this up til now

On Fri, Jul 1, 2022 at 5:48 AM John Barker <john98922@gmail.com> wrote:

Good morning Marc,

I got your message and re-read the KCC

I found in KCC 16.09.040 5B (DEVELOPMENT REGULATIONS) a citation that cluster plat lots cannot be 1320 feet from an existing residential structure, unless it's on my property. See attached excerpt.

5. Cluster plats are subject to the following provisions:
 - a. The cluster development does not exceed the density permitted by the zone in which the development is located;
 - b. The proposed cluster is not within one thousand three hundred twenty (1,320) feet between the lot lines of any other cluster or existing residential structure unless the residential structure(s) is part of the proposed development;
 - c. The cluster development does not exceed six (6) residences per cluster;
 - d. No residential dwelling within the cluster is further than one hundred (100) feet from another residential dwelling; and
 - e. Sixty percent (60%) of the land outside of the cluster remains in contiguous open space in perpetuity. Open space in cluster plats shall be held in common ownership or maintained at existing land use or agricultural use.

The neighbor west of me, Melody Steele, built a unpermitted shack in the 1970s and no one has lived in it for at least 30 years. Further south in the woods, she brought in a manufactured home (in about 2000) and it is unoccupied.

There might be a way to shift all the lots north and west to be 1/4 mile away but that would really change my vision for the project. It would also cause a delay.

I'll sketch up something to explore that idea.

The hearing is scheduled for July 14

Let's talk soon

(Rachael is off til 7/6)

Thanks

John

From: [John Barker](#)
To: [Rachael Stevie \(CD\)](#); [Jeremy Johnston](#)
Subject: Mohar Farm Plat
Date: Friday, July 1, 2022 7:44:58 AM

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Mr Johnston

My farm plat seems to be within 1320 of adjacent neighboring residences thereby making it non compliant. I'd like to discuss this with you before the hearing.

Please call at your earliest convenience

Thanks

John Barker

From: [John Barker](#)
To: [Rachael Stevie \(CD\)](#)
Subject: Re: LP-22-00002 Mohar Farm Cluster Plat - Notice of SEPA Action & Public Hearing
Date: Wednesday, June 29, 2022 8:17:40 AM
Attachments: [image001.png](#)

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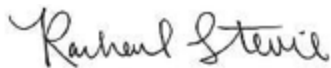
Thanks Rachael!

On Wed, Jun 29, 2022 at 8:10 AM Rachael Stevie (CD) <rachael.stevie.cd@co.kittitas.wa.us> wrote:

Good morning,

My apologies! I know your name but I didn't catch the typo. I will make sure you're Barker in every doc going forward.

Thank you,



Planner I

Kittitas County

Community Development Services

[411 N. Ruby Street, Suite 2](#)

[Ellensburg, WA 98926](#)

509-962-7637

rachael.stevie.cd@co.kittitas.wa.us

From: John Barker <john98922@gmail.com>
Sent: Wednesday, June 29, 2022 5:43 AM
To: Rachael Stevie (CD) <rachael.stevie.cd@co.kittitas.wa.us>
Subject: Re: LP-22-00002 Mohar Farm Cluster Plat - Notice of SEPA Action & Public Hearing

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Good morning Rachael

Thanks for sending the latest. Please make sure you correct the spelling of my name when it's included in critical documents

(Barker not Baker). It's a common mistake

Thanks

John

On Thu, Jun 23, 2022 at 9:20 AM Rachael Stevie (CD) <rachael.stevie.cd@co.kittitas.wa.us> wrote:

Good morning,

Attached to this email you will find:

- Notice of SEPA Action and Public Hearing,
- SEPA Mitigated Determination of Nonsignificance (MDNS), and
- Instructional Materials for Public Hearing

Below are the links to all documents associated with the Mohar Farm Cluster Plat application:

[LP-22-00002 Mohar Farm - External Access](#)

From: [Rachael Stevie \(CD\)](#)
To: [John Barker](#)
Subject: Re: LP-22-00002 Mohar Farm - Hearing Dates
Date: Monday, May 9, 2022 12:35:57 PM
Attachments: [image001.png](#)

Ok, July 14 at 6pm it is. You will receive the hearing link a few weeks before then. I anticipate issuing an MDNS and not requiring a Critical Areas Report or Archaeological survey as conditions of the SEPA determination. You will have a chance to review my staff report before the hearing.

Thank you so much.

Rachael Stevie

From: John Barker <john98922@gmail.com>
Sent: Monday, May 9, 2022 12:07:14 PM
To: Rachael Stevie (CD)
Subject: Re: LP-22-00002 Mohar Farm - Hearing Dates

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Hello Rachael

I think it'd be best to have the hearing on July 14 as I'll be out of the country the earlier dates

Thanks

John

On Mon, May 9, 2022 at 11:49 AM Rachael Stevie (CD)
<rachael.stevie.cd@co.kittitas.wa.us> wrote:

Good morning Mr. Barker,

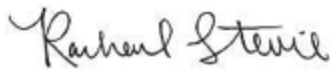
I know you are out of town from June 8th on, and I was hoping to be able to schedule our hearing for the end of May, but unfortunately I'm not going to be able to make that happen. (I was out for over a week with an unexpected illness).

In order for the decision to be issued within 90 days of the application being deemed complete (minus the days we were waiting for the signs to be posted), the hearing would have to be done on June 9, 2022.

Would you like to schedule the hearing for June 9? It will be held via WebEx, so if you are available, you can attend electronically. If you want to wait until you get back from your trip, we can extend the 90 day deadline as long as we both agree on it. The other available hearing dates would be June 23, July 14 and July 28.

Please let me know what date would work best for you.

Thanks so much!



Planner I

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Community Development Services

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rachael.stevie.cd@co.kittitas.wa.us

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message id: 38eb45916c6dcbdac24bb8719d004a14

From: [Rachael Stevie \(CD\)](#)
To: [John Barker](#)
Subject: RE: Illustrative Site Plan
Date: Thursday, June 30, 2022 8:03:00 AM
Attachments: [image001.png](#)

Good morning,

Yes, I will add this to the record. During the hearing you will have a chance to speak, and if you would like, I can bring this image up on the screen while you talk about it.

I am currently working on my staff report and I will have it to you by next Thursday so you have a chance to review the conditions and we can talk about any concerns before the hearing.

Thank you,

Rachael Stevie
Planner I
Kittitas County
Community Development Services
411 N. Ruby Street, Suite 2
Ellensburg, WA 98926
509-962-7637
rachael.stevie.cd@co.kittitas.wa.us

From: John Barker <john98922@gmail.com>
Sent: Thursday, June 30, 2022 6:48 AM
To: Rachael Stevie (CD) <rachael.stevie.cd@co.kittitas.wa.us>
Subject: Illustrative Site Plan

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Rachael

I have an illustrative site plan for the mohar farm plat. Would this be useful for the hearing? (It does refine the design so there are small changes to the road alignment)

I'd appreciate your thoughts.

John





PROPOSED 30'
W/AY & UTILITY
EASEMENT "R"

PN 17877
PN 215534

APN 185534

