

From: [Kelly Bacon \(CD\)](#)
To: [Rob Potashnick](#)
Cc: [Dan Carlson](#)
Subject: RE: RZ-22-00005 Mardee Lake
Date: Thursday, September 8, 2022 8:05:58 AM
Attachments: [RZ-22-00005 Mardee Lake NOA.pdf](#)

Good morning Rob,

Written comments can be submitted directly to me through this email address or via mail or drop off to:

Community Development Services
411 N Ruby Ste 2
Ellensburg, WA 98926

The comment period is open until September 12, 2022 at 5pm. I have also included a copy of the Notice of Application. The WebEx meeting link as well as other instructions for attendance are included in the notice.

Thank you,

Kelly Bacon

Planner I

Kittitas County Community Development Services

411 N. Ruby Street, Ste 2

Ellensburg, WA 98926

Office: (509) 962-7539

kelly.bacon.cd@co.kittitas.wa.us

If this is a Public Records Request, please go to <https://www.co.kittitas.wa.us/request/default.aspx> and fill out a request for public records through the GovQA portal.

From: Rob Potashnick <rob@ewingandclark.com>
Sent: Wednesday, September 7, 2022 5:02 PM
To: Kelly Bacon (CD) <kelly.bacon.cd@co.kittitas.wa.us>
Cc: Dan Carlson <dan.carlson@co.kittitas.wa.us>
Subject: Re: RZ-22-00005 Mardee Lake

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Thank you.

Please send me any info on how to listen and ask additional comments/questions?

I really appreciate your quick reply.

Have a great day.

Robert Potashnick
Principal Broker | Owner
Mercer Island Office
Ewing & Clark Inc.
Real Estate since 1900
www.EwingandClark.com
206-396-2412
RE License # 1925
MLS LAG 13141

From: Kelly Bacon (CD) <kelly.bacon.cd@co.kittitas.wa.us>
Sent: Wednesday, September 7, 2022 4:50:52 PM
To: Rob Potashnick <rob@ewingandclark.com>
Cc: Dan Carlson <dan.carlson@co.kittitas.wa.us>
Subject: RE: RZ-22-00005 Mardee Lake

Good afternoon Rob,

Please find my response to your questions below in blue:

I was reviewing the applications for Mardee Lake and was curious if a survey was conducted/included or if a Plat Map was included in the application?
Could you please point me in the direction of anything that shows how the land would be subdivided? Looks like a lot of water exists on that property.
Will this development/zone change include commercially zoned land off that exit?

The Mardee Lake Docket item is for Rezone and Comprehensive Plan Land Use change only. The proposal would change the existing Zone and Land Use designations from Forest and Range Zoning and Rural Working Land use to Rural Recreation Zoning and Land Use. There is no subdivision or commercially zoned land proposed at this time.

There was a slide that prevents cars or bikes from going across a small bridge that connects to what I think is a fire road off the exit. Who and how does that get fixed?

I'm unsure where the slide took place, but depending on the ownership of the roadway impacted, I believe the agency with jurisdiction may be able to assist with further questions

in this regard. I would be happy to see if I can figure out if it is state, county, Forest Service or private, if you could provide detail in regards to location.

Can you explain the fire department's role in this type of development? Specifically, what role of authority does the fire department have? Do they have a vote of yes or no?

Notice of application is sent out to Tribes, State and local agencies, any property owners within 500 ft of the project boundaries, as well as posted in the County Newspaper of Record. Fire Districts can provide comments for consideration during the decision process.

Also, do any of the local Conservancy Groups or Native American Tribes have a say in how water is used from wells, or anything that affects the water course or river/creek?

As noted above, there is a comment period associated with the application. At this time the proposal does not include a subdivision, which would require proof of water, critical areas reports etc.

Who are the board or council members who will be making this final decision?

All docket items are taken before the Planning Commission for recommendation. These recommendations are then taken before the Board of County Commissioner's for final decision. An open record hearing is scheduled to be held before the Board of County Commissioners on November 29, 2022 at 6pm in The Commissioner's Auditorium. There is an online WebEx video conference option available and I would be happy to share the link with you if you would like?

In the application, concerning water and sewer power etc. I fail to see if this property has any actual water rights? I heard that 5 acre lots can have wells. So, will each of these lots dig a well? How are wells secured in that area? Or would the county / SPUD connect water hook-ups to each of the 5 plats. Seems expensive for so few lots.

As the proposal does not create any new lots, proof of water is not required within the Rezone & Comprehensive Plan Amendment applications.

Hope this information is of assistance. Please let me know if there are any additional questions.

Thank you,

Kelly Bacon

Planner I

Kittitas County Community Development Services

411 N. Ruby Street, Ste 2
Ellensburg, WA 98926
Office: (509) 962-7539
Kelly.bacon.cd@co.kittitas.wa.us

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From: Rob Potashnick <rob@ewingandclark.com>
Sent: Wednesday, September 7, 2022 10:33 AM
To: Kelly Bacon (CD) <kelly.bacon.cd@co.kittitas.wa.us>
Subject: RZ-22-00005 Mardee Lake

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Good morning,

Hope you are doing well.

I was reviewing the applications for Mardee Lake and was curious if a survey was conducted/included or if a Plat Map was included in the application?

Could you please point me in the direction of anything that shows how the land would be subdivided? Looks like a lot of water exists on that property.

Will this development/zone change include commercially zoned land off that exit?

There was a slide that prevents cars or bikes from going across a small bridge that connects to what I think is a fire road off the exit. Who and how does that get fixed?

Can you explain the fire department's role in this type of development? Specifically, what role of authority does the fire department have? Do they have a vote of yes or no?

Also, do any of the local Conservancy Groups or Native American Tribes have a say in how water is used from wells, or anything that affects the water course or river/creek?

Who are the board or council members who will be making this final decision?

In the application, concerning water and sewer power etc. I fail to see if this property has any actual water rights? I heard that 5 acre lots can have wells. So, will each of these lots dig a well? How are wells secured in that area? Or would the county / SPUD connect water hook-ups to each of the 5 plats. Seems expensive for so few lots.

Thank you very much and have a great day!

I can be reached via email or via cell anytime. Looking forward to securing this information.

Robert Potashnick

Principal Managing Broker | Owner

Mercer Island Office

P: 206.396.2412 | F: 206.441.8597 | rob@ewingandclark.com

[The Law of Real Estate Agency](#)

EWING & CLARK, INC.

REAL ESTATE SERVICE SINCE 1900

6314 SE 27th St | Mercer Island | WA

www.EwingandClark.com

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