

**From:** [Kelly Bacon \(CD\)](#)  
**To:** [Val](#)  
**Cc:** [Dan Carlson](#); [Arden Thomas](#); [Holly Erdman](#); [Tristen Lamb](#); [Jeremy Johnston](#); [Stephanie Moore](#); [Sam](#)  
**Subject:** RE: SPF-21-00002 Zipperer - Comments and RFI Compliance  
**Date:** Wednesday, July 21, 2021 4:38:21 PM  
**Attachments:** [image001.png](#)

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Good afternoon Val,

In subsequent conversation with the Planning Official, Jeremy Johnston, CDS staff agrees that although the lot sizes are changing significantly, substantial conformance is met. We have requested final review from both Public Works and Public Health. Once we have received final approval from each department, we will request the final mylars and route for final signatures.

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](mailto:kelly.bacon.cd@co.kittitas.wa.us)

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

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**From:** Val <valw@apssm.com>  
**Sent:** Monday, July 19, 2021 6:28 PM  
**To:** Kelly Bacon (CD) <kelly.bacon.cd@co.kittitas.wa.us>  
**Cc:** Dan Carlson <dan.carlson@co.kittitas.wa.us>; Arden Thomas <arden.thomas@co.kittitas.wa.us>; Holly Erdman <Holly.erdman@co.kittitas.wa.us>; Tristen Lamb <tristen.lamb@co.kittitas.wa.us>; Jeremy Johnston <jeremy.johnston@co.kittitas.wa.us>; Stephanie Moore <stephaniemo@johnlscott.com>; Sam <samw@apssm.com>  
**Subject:** RE: SPF-21-00002 Zipperer - Comments and RFI Compliance

**CAUTION:** This email originated from outside the Kittitas County network. Do not click links, open attachments, fulfill requests, or follow guidance unless you recognize the sender and have verified the content is safe.

Hello Kelly,

We would like to respectfully request you discuss this with CDS Director, Dan Carlson, as he is already aware of this revision and has approved it without the need to re-apply for preliminary approval as there are no changes to the minimum lot sizes or density requirements. Please see email below to you from Jesse Cox informing you of this:

*"Good afternoon Kelly,*

*I just wanted to give you an update on the Zipperer short plat. This afternoon Arden, Holly, and myself had a meeting with Justin and Stephanie Zipperer to go over what was needed for both Public Health, and Public Works regarding their short plat. We were able to collect the information that we needed from them regarding water mitigation along with discussing that an updated plat map showing the boundary line moved to satisfy the minimum 50' setback to the existing well, and showing the new wells location would be needed. I spoke with Dan to get his approval to allow for an updated plat map which has already been surveyed to be utilized without having to start the platting process over since there will be no changes to the minimum lot sizes, or density requirements. The plat map adjustment is simply a boundary line adjustment to satisfy a well setback requirement in response to Public Health comment. At this time, and with expected changes to the plat map Public Health, and Public Works per discussion with Arden all requirements have been satisfied.*

*Arden-please feel free to correct anything that I may have got incorrect.*

*Thank you,*

***Jesse Cox, RS, Environmental Health Supervisor"***

Please also note, the proposed Lot 2 North boundary line is the only interior boundary requested to be revised by Public Health. By moving that lot line further north, it automatically shortens the dividing line between Lots 3 and 4 - nothing can be done to prevent that while meeting the Public Health condition/requirement. Public Health is requiring that line to be moved further north and nowhere in the preliminary conditions of approval does it state that line can *only* be moved by 50'. In fact, CDS omitted this Public Health condition of approval from the Finding of Fact, Decision and Conditions of Approval altogether (attached for your reference). This condition was only cited by CDS in a letter dated July 1, 2021 with the Subject: Zipperer Short Plat Final (SPF-21-00002) – Staff Review and Request for Additional Information after the Final Short Plat Application was submitted (attached for your reference).

The Zipperer's are proposing to move the exact lot line that Public Health is requiring them to move and all codes, standards, requirements, and conditions are still being met with this MINOR adjustment to the North interior boundary line of proposed Lot 2. Attached is a map of the preliminary short plat layout showing the North interior boundary line of proposed Lot 2 too close to the well head AND a map of the final short plat layout with the revised North interior boundary line of proposed Lot 2 meeting the condition as set forth by Public Health. We do not agree that this required interior lot line revision constitutes a re-application to amend the short plat as it is a condition that needs to be met for a short plat currently under review.

If this required minor interior lot line revision is still considered a substantial change, the Zipperer's

will be requesting detailed language within the Kittitas County code specifying what exactly is considered a minor change and what exactly is considered a substantial change in regard to interior lot lines being revised during the short plat process from the County attorney as the proposed revision is a condition of approval and meets all standards, codes, requirements, and conditions from each department.

Respectfully,

**Val Ward**

President

425.746.3200 Ext. 106



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**From:** Kelly Bacon (CD) <[kelly.bacon.cd@co.kittitas.wa.us](mailto:kelly.bacon.cd@co.kittitas.wa.us)>

**Sent:** Monday, July 19, 2021 2:30 PM

**To:** Val <[valw@apssm.com](mailto:valw@apssm.com)>

**Cc:** Dan Carlson <[dan.carlson@co.kittitas.wa.us](mailto:dan.carlson@co.kittitas.wa.us)>; Arden Thomas <[arden.thomas@co.kittitas.wa.us](mailto:arden.thomas@co.kittitas.wa.us)>;

Holly Erdman <[Holly.erdman@co.kittitas.wa.us](mailto:Holly.erdman@co.kittitas.wa.us)>; Tristen Lamb <[tristen.lamb@co.kittitas.wa.us](mailto:tristen.lamb@co.kittitas.wa.us)>;

Jeremy Johnston <[jeremy.johnston@co.kittitas.wa.us](mailto:jeremy.johnston@co.kittitas.wa.us)>; Stephanie Moore

<[stephaniemo@johnlscott.com](mailto:stephaniemo@johnlscott.com)>; Sam <[samw@apssm.com](mailto:samw@apssm.com)>

**Subject:** RE: SPF-21-00002 Zipperer - Comments and RFI Compliance

Good afternoon,

Thank you for the requested information. During initial review of the amended Final Short Plat survey, CDS notes substantial changes taking place to lot lines and acreage associated with three of the four parcels. CDS previously agreed to allow minor changes to the lot lines in order to meet the 50' well setbacks. Substantial changes as proposed would require an amendment to the Approved Preliminary Short Plat.

CDS is requesting an updated site map meeting the previously approved preliminary short plat with the acceptance of a few lot lines needing adjustment to meet the 50' minimum well setback or the

applicant could choose to move forward with an amendment.

Please contact me directly with any questions.

Thank you,

## Kelly Bacon

### Planner I

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**From:** Val <[valw@apssm.com](mailto:valw@apssm.com)>

**Sent:** Thursday, July 15, 2021 9:20 AM

**To:** Kelly Bacon (CD) <[kelly.bacon.cd@co.kittitas.wa.us](mailto:kelly.bacon.cd@co.kittitas.wa.us)>

**Cc:** Dan Carlson <[dan.carlson@co.kittitas.wa.us](mailto:dan.carlson@co.kittitas.wa.us)>; Arden Thomas <[arden.thomas@co.kittitas.wa.us](mailto:arden.thomas@co.kittitas.wa.us)>;

Holly Erdman <[Holly.erdman@co.kittitas.wa.us](mailto:Holly.erdman@co.kittitas.wa.us)>; Tristen Lamb <[tristen.lamb@co.kittitas.wa.us](mailto:tristen.lamb@co.kittitas.wa.us)>;

Jeremy Johnston <[jeremy.johnston@co.kittitas.wa.us](mailto:jeremy.johnston@co.kittitas.wa.us)>; Stephanie Moore

<[stephaniemo@johnlscott.com](mailto:stephaniemo@johnlscott.com)>; Sam <[samw@apssm.com](mailto:samw@apssm.com)>

**Subject:** SPF-21-00002 Zipperer - Comments and RFI Compliance

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Kelly,

Please find attached Final Conditions Compliance Document showing all final conditions have been met. Please also find revised lot closures based on the requested revised layout per Public Health and the email from Jesse Cox explaining all Public Health conditions have been met. Please let us know when final approval is received so we can prepare mylars for signatures. We are hoping to route mylars ASAP so we can record prior to the County recording fee being raised on July 25<sup>th</sup>.

Thanks,

**Val Ward**

President

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