

From: [Jason Adams](#)
To: [Zach Torrance-Smith](#)
Cc: [Justin Turnbull](#)
Subject: Re: SX-23-00017
Date: Thursday, September 21, 2023 6:24:48 AM
Attachments: [Response Letter.pdf](#)

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Good morning,

I feel like I may have not clearly expressed the true and limited scope of this project. I apologize for not writing a project narrative to include with the application.

History,

My client bought this cabin and 6 months later got a nasty letter from Kittitas County about a violation that was many years old. Seems the old owner had dug into the hillside and placed a platform right near the high watermark, added to that he graded a large portion of the property above that platform and placed 2 shipping containers. We went through all the channels and received a permit for a small shop/garage which we did build after removing the violations and restoring the shoreline back to its natural state. We had the lot survey and met with Kittitas county to review the final placement of the new shop, we received a shoreline exemption, and did not need a setback variance due to the ordinance regarding commercial logging and the 100' rule. I believe that ordinance allows us to build right to the property line but we chose to hold the building back 5'.

We did get comments back on the first shoreline exemption from the Yakima Tribe, but after explaining the scope to them, they agreed it was very unlikely that we would disturb any sacred burials.

We did restore the shoreline area, built the shop, and now are wanting to complete a deck to enjoy the beautiful view through this view plane that was created by the restoration efforts. The entire scope of work is to be completed on the exact area where the containers in the violation were placed, meaning that the bottom of the 2 - 3' square footings we would be entirely above the pre-existing grade that was there before the restoration. The entire 18 Sq Ft of excavation which will most likely be dug by hand will in no way be disturbing any soil that was not already disturb prior to the construction of this shop. The chances of Inadvertent discovery are zero.

The entire scope of this permit revision is specifically-

Excavate 2 - (36" square holes) and pour footings and columns to grade. From there build the deck. The septic, power, gas, and water are all complete and existing as is the small shop that was the original permit.

I have included the letter to Yakima Tribe which better describes the limited excavation that was proposed for the shop, and in this case its even more limited and not below any pre existing level.

Please let me know if a proper project narrative would be helpful in clearing up this matter.

Jason Adams

On Wed, Sep 20, 2023 at 9:14 AM Zach Torrance-Smith

<zach.torrancesmith@co.kittitas.wa.us> wrote:

Good morning,

I'm including our County Surveyor Justin Turnbull to help clarify what is needed to satisfy the Survey comments. Please note the Shoreline Exemption Permitting application form states the following:

“Required Information/Attachments: A scaled site plan is required showing **location of all** structures (including decks), driveways/impervious surfaces, well, septic, propane tanks, fences, etc. and proposed uses and distances from property lines, river, and horizontal distance from Ordinary High Water Mark. To show the horizontal distance a profile view from the OHWM to the edge of structure/activity shall also be shown.”

It is my understanding that Mr. Turnbull is out in the field today.

Let me know if you have further questions while we clarify this.

Zach Torrance-Smith

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If this is about a Public Records 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.

From: Jason Adams <4soundconsulting@gmail.com>
Sent: Wednesday, September 20, 2023 5:49 AM
To: Zach Torrance-Smith <zach.torrancesmith@co.kittitas.wa.us>
Subject: SX-23-00017

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Zach,

per survey's comments - I am not clear on what was provided on the site plan, is it the well specifically. Said well is not on our property, I showed the driveway, septic, all structures etc?

Again, I am not sure if everyone knew the limited scope here. Its a deck with 2 posts to the ground. The shop is existing and was part of an agreement to clear up a violation that had been on going for many years. We met with several people from Kittitas prior to submitting the original permit, and designed the structure to fit into and achieve all the strict codes and ordinances. The site was surveyed prior to construction and setbacks etc, were approved at foundation inspection.

Could I please get specifics on what survey is deeming incomplete on the site plan pertaining specifically to the associated scope of work?

Jason