

**From:** [Sam](#)  
**To:** [Val](#); [Stephanie Moore](#); [justinzipperer](#)  
**Cc:** [Kelly Bacon \(CD\)](#)  
**Subject:** RE: SP-20-00005 Zipperer - RFI and Transmittal of Comments  
**Date:** Monday, September 14, 2020 11:56:42 AM  
**Attachments:** [image004.png](#)

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I have no additional comments. If anyone has questions or concerns, feel free to contact me. Enjoy your day!

Thanks,

**Sam Ward**

Principal Surveyor  
425.746.3200



13221 SE 26<sup>th</sup> Street • Suite A  
Bellevue • Washington 98005  
Office • 425.746.3200  
Fax • 425.746.3342  
[www.apssm.com](http://www.apssm.com)

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**From:** Val <valw@apssm.com>  
**Sent:** Monday, September 14, 2020 11:17 AM  
**To:** Sam <samw@apssm.com>  
**Subject:** FW: SP-20-00005 Zipperer - RFI and Transmittal of Comments

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**From:** Stephanie Moore <[stephaniemo@johnlscott.com](mailto:stephaniemo@johnlscott.com)>  
**Sent:** Monday, September 14, 2020 11:11 AM  
**To:** Kelly Bacon (CD) <[kelly.bacon.cd@co.kittitas.wa.us](mailto:kelly.bacon.cd@co.kittitas.wa.us)>  
**Cc:** Val <[valw@apssm.com](mailto:valw@apssm.com)>  
**Subject:** RE: SP-20-00005 Zipperer - RFI and Transmittal of Comments

Thank you Kelly! I have ccd our survey company here to see if they want to add anything or if we need to extend?

Sincerely,

Stephanie Moore Zipperer, REALTOR  
Managing Broker  
*UKC REALTOR of the Year- 2019*  
John L. Scott Real Estate, CLM  
[304 West 1st Street, Cle Elum, WA 98922](http://304West1stStreet.CleElum.WA.98922)  
cell [509.674.6336](tel:509.674.6336)  
fax [509.674.9799](tel:509.674.9799)  
[StephanieMo@JohnLScott.com](mailto:StephanieMo@JohnLScott.com)  
[www.StephanieMo.JohnLScott.com](http://www.StephanieMo.JohnLScott.com)

----- Original message -----

From: "Kelly Bacon (CD)" <[kelly.bacon.cd@co.kittitas.wa.us](mailto:kelly.bacon.cd@co.kittitas.wa.us)>  
Date: 9/14/20 10:54 AM (GMT-08:00)  
To: Stephanie Moore <[stephaniemo@johnlscott.com](mailto:stephaniemo@johnlscott.com)>  
Subject: RE: SP-20-00005 Zipperer - RFI and Transmittal of Comments

Hi Stephanie,

Were there any additional responses from the surveyor? I will be reviewing based off the information provided below, unless you would like to extend the response time out. The cut off date was September 8, 2020.

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)

Please Note: In an effort to mitigate the spread of COVID-19 and the Governor's "Safe Start" reopening plan, Kittitas County Community Development Services is currently in Phase 3 and is open to the public in a limited capacity. At this time many of us are on a rotating schedule working from home and in the office; during this time I will do my best to respond to you as promptly as possible.

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**From:** Stephanie Moore <[stephaniemo@johnlscott.com](mailto:stephaniemo@johnlscott.com)>

**Sent:** Wednesday, September 9, 2020 2:01 PM

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

**Subject:** Re: SP-20-00005 Zipperer - RFI and Transmittal of Comments

Hi Kelly! I wanted to get back to you on the FRI & Comments for our SP! This is our only SP ever done, so we are laymen at this obvious, needing a bit of guidance on how we are suppose to respond, but here's what I can offer so far!

1. Please see the attached septic permit. Great ground, easy gravity systems out there for any future lot owners!
2. DAHP- do they just schedule a survey & come out? We punched back/took out that area by the creek & took it into acct with the lot lines! Our surveyor did advise on that.
3. DOH- water- we have a well on the property & it is our intention for any future lot owners to have individual wells. It is not our plan to see off any of the land adjacent anytime soon to force a shared well. Water is good & not too deep. We don't want to be responsible to install a Group B system when sell in 10 years....
4. Do we need to do something special with the KRD? What are the requirements to be met before this is approved?
5. CDS- I believe Big Creek Road meets these requirements?
6. WDFW- as mentioned before, our surveyor took that 200' into acct on the plat!
7. Environmental Health- as mentioned, we would propose each lot have their own water source/private well.

I am sure that we are possible suppose to do more than just comment back Please advise! I know our surveyors also plan to review some items with us to make sure this is all on the plat too!

Thank you in advance for your help!

Justin & Stephanie Zipperer-

**Stephanie Moore Zipperer**

**Managing Broker**

*2019 UKC REALTOR of the Year*

**m:** (509) 674-6336

**o:** (509) 674-4495

**f:** (509) 674-9799

[stephaniemo@johnlscott.com](mailto:stephaniemo@johnlscott.com)

[www.StephanieMo.JohnLScott.com](http://www.StephanieMo.JohnLScott.com)

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**From:** justinzipperer <[justinzipperer@yahoo.com](mailto:justinzipperer@yahoo.com)>

**Sent:** Thursday, August 27, 2020 12:17 PM

**To:** Stephanie Moore <[stephaniemo@johnlscott.com](mailto:stephaniemo@johnlscott.com)>

**Subject:** FW: SP-20-00005 Zipperer - RFI and Transmittal of Comments

Sent from my Verizon, Samsung Galaxy smartphone

----- Original message -----

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

Date: 8/27/20 12:03 (GMT-08:00)

To: [justinzipperer@yahoo.com](mailto:justinzipperer@yahoo.com)

Subject: SP-20-00005 Zipperer - RFI and Transmittal of Comments

Good afternoon,

Attached please find correspondence in regards to you short plat application SP-20-00005. I am currently working from home, therefore I am only emailing the documents. Should a hard copy of the letter and comments be needed, please let me know and I will place them in the mail as soon as possible. Please contact me directly with any 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](mailto:kelly.bacon.cd@co.kittitas.wa.us)

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