

From: [Michael Flory](#)
To: ["Aaron Mostofi"](#)
Cc: [Dusty Pilkington](#); [Steph Mifflin](#); [Kathy Boots \(CD\)](#); [Chelsea Benner](#); [Ayanna Mostofi \(ayannamos@yahoo.com\)](#)
Subject: RE: VA-16-00001 Mostofi
Date: Tuesday, October 04, 2016 3:11:57 PM

Hi Aaron,

Dusty will have to address the variance for you.

Best regards,

Michael Flory
Certified Building Official

Kittitas County Community Development Services
411 N Ruby Street Suite 2
Ellensburg, WA 98926
mike.flory@co.kittitas.wa.us
P: 509.933.8222
F: 509.962.7682



"Building Partnerships-Building Communities"

From: Aaron Mostofi [mailto:Aaron.Mostofi@microsoft.com]
Sent: Tuesday, October 04, 2016 2:15 PM
To: Michael Flory
Cc: Dusty Pilkington; Steph Mifflin; Kathy Boots (CD); Chelsea Benner; Ayanna Mostofi (ayannamos@yahoo.com)
Subject: RE: VA-16-00001 Mostofi

Wow... I hope all is well with your family, Michael. No apology necessary. Family first. This stuff can wait.

Thank you so much for your consideration of my request and, yes, that does help.

I glanced at the attachment and it makes sense. I'll read the code and draw something similar up

and send to you (and company) for review.

It may take me a few days (as I'll likely have to drive back to the site to make a few measurements to be sure to get it right).

Is there any reason not to proceed with the variance? In other words, do we agree that approval of the variance is orthogonal as to whether or not we end up need a geo-tech survey?

--Aaron

From: Michael Flory [<mailto:mike.flory@co.kittitas.wa.us>]
Sent: Tuesday, October 4, 2016 1:20 PM
To: Aaron Mostofi <Aaron.Mostofi@microsoft.com>
Cc: Dusty Pilkington <dusty.pilkington@co.kittitas.wa.us>; Steph Mifflin <stephanie.mifflin@co.kittitas.wa.us>; Kathy Boots (CD) <kathy.boots.cd@co.kittitas.wa.us>; Chelsea Benner <chelsea.benner@co.kittitas.wa.us>
Subject: RE: VA-16-00001 Mostofi

Hello Aaron,

I apologize for not getting back to you sooner. I had a family emergency to address. Dusty came in to see me yesterday regarding your property and your concern of geo-tech and engineering requirements.

After looking at your site layout and the topo maps, nearest I can tell, you may very well be building outside the steep slope area of your property. Our GIS mapping may not be entirely accurate so we like to error on the side of caution.

I am attaching the section of code we use to determine if a building site requires geo-tech engineering.

If you supply a good cross section of the property and proposed building foundation (similar to the attached picture) we could make the determination that you do or do not meet these requirements. If however our inspectors on site for the first footing inspection determine otherwise, if perhaps the building were moved or shifted too close to a setback, geo-tech could still be required.

Does that help?

Michael Flory
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"Building Partnerships-Building Communities"

From: Aaron Mostofi [<mailto:Aaron.Mostofi@microsoft.com>]
Sent: Wednesday, September 28, 2016 6:08 PM
To: Michael Flory
Cc: Dusty Pilkington
Subject: RE: VA-16-00001 Mostofi

Oops... forgot to include the attachment. Adding now.

From: Aaron Mostofi
Sent: Wednesday, September 28, 2016 6:07 PM
To: 'mike.flory@co.kittitas.wa.us' <mike.flory@co.kittitas.wa.us>
Cc: 'Dusty Pilkington' <dusty.pilkington@co.kittitas.wa.us>
Subject: RE: VA-16-00001 Mostofi

Mr. Flory,

If I may I introduce myself: My name is Aaron Mostofi and I'm the land owner of the various being considered here. I look forward to making your acquaintance as I have met so many others during this process that is quite new to me.

I have a few questions around your request for a "full geo-tech and soils report" as I'm told this is quite expensive and I'm trying to understand why you may be requiring this. You indicated in your response below that it is due to the "steep slopes" on the property. Can you help me understand how steep a slope must be before you require such and how far you must be from that slope before you don't require such?

I'm asking because while most of the property is steep and such a request would make sense for building nearly anywhere on the property, the site I'm looking to build on is very flat with about 1' of rise every 10' or so and is well over a hundred feet away from where the property begins to get steep. The property starts to get steep just slightly west of the bisecting forest road (4818) and continues steeper and steeper up the slope to the east. The road has been there for decades and

provides an additional “barrier” to anything the slope might “throw at me”.

Please see the attached image that shows where I’m looking to build (orange box) and gives a cross-section view of the hillside. The drawn red line indicates where it starts to get somewhat steep at all and the forest road marks the point beyond which it is very steep.

Not sure if this is super helpful, but here’s an aerial fly-over that you can, in the first 40 seconds, see the portion of land and the clearing and how flat it is in the clearing:

<https://www.youtube.com/watch?v=HbKzSxqt8Go>

Perhaps you’d be willing to come look at the property real briefly? I’m confident that if you saw it you’d realize how flat it is at and around the building site.

--Aaron

From: Dusty Pilkington [<mailto:dusty.pilkington@co.kittitas.wa.us>]

Sent: Wednesday, September 28, 2016 1:29 PM

To: Aaron Mostofi <Aaron.Mostofi@microsoft.com>

Subject: FW: VA-16-00001 Mostofi

Mr. Mostofi,

Below is the message the building official Mike Flory sent me, along with his contact information. I am writing the engineering conditions into the variance right now, but I can hold off on finishing it and getting it signed until after you have had the opportunity to contact Mike and see if I need to revise it. Mike will be out of the office much of this week due to some family issues, but he may be answering his email.

Thanks,

Dusty Pilkington
Planner I
Kittitas County Community Development Services
411 N Ruby St # 4, Ellensburg, WA 98926
(509) -962-7079
dusty.pilkington@co.kittitas.wa.us

From: Michael Flory

Sent: Tuesday, September 06, 2016 11:17 AM

To: Dusty Pilkington

Subject: RE: VA-16-00001 Mostofi

RE: VA-16-00001 Mostofi

Dusty,

Thank you for the opportunity to comment on the above listed Variance Application.

After review of the variance application, I have the following comments:

1. The CDS Building Division has no objection for the applicant to encroach into the setback. Distance to be determined by Planning Division.
2. Due to steep slopes on the property, full geo-tech and soils report is required as well as engineered building plans.

Please don't hesitate to contact me should you have any further questions.

Michael Flory
Certified Building Official

Kittitas County Community Development Services

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Ellensburg, WA 98926

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"Building Partnerships-Building Communities"

From: Dusty Pilkington

Sent: Tuesday, August 30, 2016 10:14 AM

To: Josh Hink; Julie Kjorsvik; Lisa Iammarino; Holly Myers; Lisa Lawrence; Kelly Bacon;

Brent.Renfrow@dfw.wa.gov; Scott.Downes@dfw.wa.gov; Nelson, Jennifer L (DFW); Michael Flory; Lou Whitford; Amber Green; Mau, Russell E (DOH); Josh Hink; montgomeryr@cersd.org; wargog@cersd.org; Steph Mifflin; Lucas Huck; Kim Dawson; Lisa Lawrence; sepa@dahp.wa.gov; linda.hazlett@dnr.wa.gov;

cindy.preston@dnr.wa.gov; rivers@dnr.wa.gov; brooksideconsulting@gmail.com;
tribune@nkctribune.com; Joanna Markell; Clear, Gwen (ECY); jorgenja@cwu.edu
Subject: VA-16-00001 Mostofi

Greetings all. Please ignore the previous emails on this application. This is the one. The last one had a few contacts missing.

Below are links to a zoning variance application. Those within the county network can access the application via the top link, while those outside can access the bottom link with materials posted to the County website. Feel free to contact me with any questions. Comment period ends September 14th, 2016.

[VA-16-00001 Mostofi \(County Departments\)](#)

[VA-16-00001 Mostofi \(County Website\)](#)

Dusty Pilkington
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message id: 38eb45916c6dcbdac24bb8719d004a14