

January 22, 2021

Kittitas County Community Development Services
411 N Ruby St. Suite 2
Ellensburg WA 98926

Dear Kittitas County Community Development Services:

Re: Notice of application for setback variance Project Name: VA-20-00013/Pratt
Location: Parcel # 240134 301 Pine Glen Drive, Easton WA

I would like to comment on the above listed application for a setback variance submitted by David & Doretta Pratt. I am opposed to the approval of this application for several reasons. However, the most important is that in Doretta's letter regarding their reasons for the application, she states that they "took it upon ourselves to invest in a new septic design moving it away from the stream as the previously approved one, was to **(MISPILLED)** close". I went online to the county assessor website to look up where they had applied for a permit to move the septic system. I witnessed Mr. Pratt doing the work himself so the permit should have been listed under the assessor information for their parcel. The last permit that was issued to David & Doretta Pratt for Parcel #240134 was on 9/19/2013. (Copies attached)


My concerns regarding this are as follows:

1. Did Mr. & Mrs. Pratt actually have a permit to install a septic system in a different location than the approved original system?
2. If they did not have a permit, what is going to keep them from building any size of permanent residence anywhere on their lot regardless of county regulations and restrictions?

I am also very concerned about the main roadway (Pine Glen Drive) if this variance is approved. Pine Glen Drive is already narrow enough so that when 2 vehicles are passing each other, one has to pull over to the shoulder. Currently there are stakes and a rope installed by the Pratts marking the edge of the proposed building. This would not only reduce the main roadway width (which is already narrow enough) but I am greatly concerned with how this building will obstruct the vision of vehicles merging onto Pine Glen Drive from Shady Glen Drive.

I would like this information to be considered in the decision-making process for the variance request for David & Doretta Pratt. I would like to request a copy of the decision once made. Mrs. Pratt writes "the variances we are asking for would not effect **(MISPILLED)** anyone". How does she know how this will **affect** the residents who live in the area full time? I for one would think it would have a negative effect on the community.

Respectfully submitted,



Barbara Finley
181 McKee Lane
Cle Elum WA 98922

Mailing: PO Box 556
Easton WA 98925

RECEIVED
JAN 26 2021
Kittitas Co. CDS



Mike Hougardy
Kittitas County Assessor 205 W 5th Ave Ste 101 Ellensburg WA 98926

[Assessor](#) [Treasurer](#) [Appraisal](#) [MapSifter](#)

Parcel

Parcel#: 240134 Owner Name: PRATT, DAVID ETUX
 DOR Code: 91 - Undeveloped - Land Address1:
 Situs: 301 PINE GLEN DR EASTON Address2: PO BOX 914
 Map Number: 20-14-17050-0206 City, State: CLE ELUM WA
 Status: Zip: 98922
 Description: CD. #5873-10, PINE GLEN BLK 2, LOTS 6 & 7; SEC 17; TWP 20; RGE 14
 Comment: COMBINED WITH 20-14-17050-0207; 06 FOR 07

2021 Market Value		2021 Taxable Value		2021 Assessment Data	
Land:	\$36,450	Land:	\$36,450	District:	41 - COR SD28 F7 H2 CO COF ST
Improvements:	\$80,190	Improvements:	\$80,190	Current Use/DFL:	No
Permanent Crop:	\$0	Permanent Crop:	\$0	Senior/Disability Exemption:	No
Total	\$116,640	Total	\$116,640	Total Acres:	0.00000

Ownership

Owner's Name	Ownership %	Owner Type
PRATT, DAVID ETUX	100 %	Owner

Sales History

Sale Date	Sales Document	# Parcels	Excise #	Grantor	Grantee	Price
11/21/00	11605	1	11605	MELLQUEST, FRANK	PRATT, DAVID ETUX	\$15,000
07/01/89	2758400	1	2758400	VERA MELLQUEST	MELLQUEST, FRANK	\$0

Building Permits

Permit No.	Date	Description	Amount
2013-00609	9/19/2013	100%-PROPANE FURNACE & PIPING	
2007-10037	9/27/2007	100%-SFR/GAR 2815 SQFT	
2007-10045	9/4/2007	100%-PLAN REVIEW 2005-6610	
2005-6610	8/5/2005	100%-2,400 SQ FT GARAGE	

Historical Valuation Info

Year	Billed Owner	Land	Impr.	PermCrop Value	Total	Exempt	Taxable
2021	PRATT, DAVID ETUX	\$36,450	\$80,190	\$0	\$116,640	\$0	\$116,640
2020	PRATT, DAVID ETUX	\$36,450	\$74,530	\$0	\$110,980	\$0	\$110,980
2019	PRATT, DAVID ETUX	\$37,950	\$75,070	\$0	\$113,020	\$0	\$113,020
2018	PRATT, DAVID ETUX	\$36,000	\$79,400	\$0	\$115,400	\$0	\$115,400
2017	PRATT, DAVID ETUX	\$36,000	\$79,400	\$0	\$115,400	\$0	\$115,400

Parcel Comments

Date	Comment
08/02/06	COMBINED WITH 20-14-17050-0207; 06 FOR 07
12/06/05	RM-6/24/02: SEND CORRECTED VCN 02 FOR 03.
12/06/05	1-IMP-GM-6/24/02-OWNER QUESTIONED SEPTIC NO PERMIT OF RECORDED REMOVED VALUE.

Property Images

Click on an image to enlarge it.





KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St. Suite 2 Ellensburg WA 98926

cds@co.kittitas.wa.us

Office 509-962-7506

Building Partnerships - Building Communities

NOTICE OF APPLICATION

Notice of Application: Tuesday, January 12, 2021
Application Received: Thursday, December 3, 2020
Application Complete: Thursday, December 31, 2020

Project Name (VA-20-00013): Pratt Setback Variance
Applicant: David & Doretta Pratt

Location: The subject property is parcel # 240134 located at 301 Pine Glen Drive, Easton, WA , approximately .35 miles northwest of the intersection of Nelson Siding Road and W. Cresto Road, Easton WA, in Section 17, T 20N, R 14E. W.M. Map number 20-14-17050-0206.

Proposal: The proposal requests a reduction on two sections of identified front property lines from the 25-foot front lot line setback requirement in KCC 17.30A, including an 24-foot setback reduction along the southeast corner of the property along with a 15-foot setback reduction along the eastern property line. The property is a corner lot with 3 front property lines. The lot has a Type 1 Stream bordering the Northern property line with a 40-foot buffer.

Materials Available for Review: The submitted application and related filed documents may be examined on CDS website at <http://www.co.kittitas.wa.us/cds/land-use/default.aspx>, and by navigating to "Setback Variance" & "VA-20-00013 Pratt". In an effort to mitigate the spread of COVID-19 and the Governor's Safe Start Plan, Kittitas County Community Development Services is currently open to the public in a limited capacity for file review, however we strongly encourage you to view the documents on our website as provided above. Phone: (509) 962-7539

Written Comments on this proposal can be submitted to CDS any time prior to 5:00 p.m. on **January 28, 2021**. Any person has the right to comment on the application and request a copy of the decision once made.

Under Title 15A.03.080 and 17.84.010, Zoning Variances are processed in an abbreviated administrative format, which does not involve a public hearing. All comments will be considered in the decision-making process, and any person has the right to comment on this application and receive notification of the Community Development Services administrative decision, once made. A Notice of Decision will be published once a decision is made. Appeals to an administrative land use decision may be filed within 10 working days with Community Development Services as outlined in Chapter 15A.07 of the Kittitas County Code. The current appeal fee is \$1540, however you are encouraged to verify fee prior to filing of an appeal.

Designated Permit Coordinator (staff contact): Kelly Bacon, Staff Planner: (509) 962-7539; email at kelly.bacon.cd@co.kittitas.wa.us.

We have several unusual circumstances that apply to our property.

The lots in the Pine Glen development were not made big enough to follow all the guidelines for wells, septic systems, and setbacks. Therefore creating the need to apply for variances.

We have a stream that runs through the back of our property which creates more setbacks than a lot without a stream.

The way our property curves in the front and having a road on two sides of our lot creates a need for the variances so a suitable sized cabin can be built.

We took it upon ourselves to invest in a new septic design moving it away from the stream (as the previously approved one, was to close). In doing so it took away from our building site area, creating the need for these variances.

Applying for a variance in this location is not an uncommon criteria to allow for the needed room to build appropriate sized buildings. There are many variances already approved in this area. We need this variance to allow us to build a suitable size cabin to live in full time.

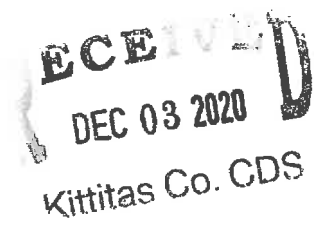
Granting this variance would not in anyway be materially detrimental to the public welfare or injurious to any property in the vicinity. We would still be 32' from the corner of property to the edge of the road. Please see attached maps.

Granting this variance would not have any effects on the comprehensive development pattern.

The setback requirements are excessive for the size of the lots in Pine Glen. The house next to us is built only inches off the property line. The property across the street has actually built on the property line. And the list can go on and on in Pine Glen.

The variances we are asking for would not effect anyone. We are trying to build our retirement home and it will actually add to the beauty of the area.

I have included a few pictures of cabins that are close to what we plan on building so you can see that most of the variance that we are asking for is to allow for the covered porches. The covered porches are extremely important because of the extreme snowfall in the Easton area. The covered porches are the majority of the encroachment that the variances are being applied for.



If we cant be granted the variances as being applied for is there and way we can negotiation for at least some of the area?

Sincerely,

A handwritten signature in cursive script that reads "Doretta Pratt".

Doretta Pratt

(509) 304-4880