

January 19, 2021

Kelly Bacon  
Planner, Kittitas County CDS  
413 N. Ruby St. Suite 2  
Ellensburg, WA 98926

Re: Pratt Setback Variance Application (VA-20-00013)

Dear Ms. Bacon,

As a property owner who could be affected by granting the Pratts the setback variance for which they have made application, I, too, have concerns I would like you and the planning commission to take into consideration moving forward.

First, the Pine Glen Maintenance Corporation has shared with me what I consider to be more than minor issues regarding the proposed variance. I echo all eight of those concerns, and I agree with the corporation and its officers that the variance should not be granted. That being said, I have additional comments regarding the Pratt Project Narrative as submitted by Doretta Pratt.

Doretta starts off by insisting the lots in Pine Glen “were not made big enough to follow all the guidelines for wells, septic systems, and setbacks.” Of course, we know this isn’t true, because there are several dozen lots in Pine Glen with septic systems and wells installed that required no variances at all. She also fails to mention that those properties pose no potential traffic issue, nor do they threaten future road widening and the like.

That the Pratts took it upon themselves to invest in a new septic design located farther from the creek than the “previously approved one” is of no consequence in this matter. She admits to having a previously approved plan the Pratts alone determined “was to (*sic*) close”, and even went so far as to now claim that unnecessary decision is the reason for now requesting the very variance she could have avoided had the Pratts installed the septic system where it was originally

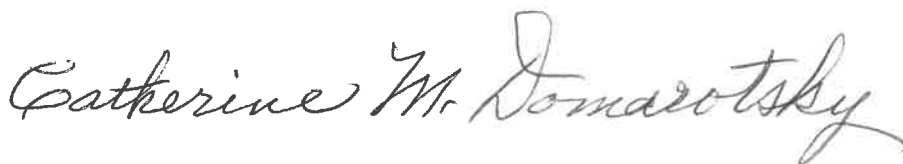
approved to go. The proverbial shooting of one's self in their own foot hardly seems like a justifiable reason for granting a variance now.

Doretta goes on about "appropriate (*sic*) sized buildings" and a "suitable sized cabin", both of which are little more than opinions, and should lend no weight to the matter at hand. Nor should her claims that granting the variance would not be detrimental to the public welfare; or the claim that "Granting this variance would not have any effects (*sic*) on the comprehensive development (*sic*) pattern" be considered in the application for the variance. She can't possibly know what the future might hold for the development.

If what Doretta states about the house next door being only inches away from their property, and the house across the road being built on the property line is accurate, is that reason enough to grant a variance so that another mistake at the main intersection in Pine Glen can be added to the list? I would think not.

This is not matter of aesthetics when it comes to what the Pratts may or may not build in terms of a cabin; everything they have done to date has been very tidy and well taken care of. No, it's really a matter of whether allowing this variance creates more problems than it solves, and that alone is why I am opposed in it being granted to the Pratts.

Respectfully,

A handwritten signature in cursive script that reads "Catherine M. Domarotsky". The signature is written in black ink and is positioned below the word "Respectfully,".

Catherine M. Domarotsky  
271 Shady Glen Dr.