

PINE GLEN MAINTENANCE CORPORATION

To: Kelly Bacon, Planner, Kittitas County CDS, Kelly.Bacon.cd@co.Kittitas.wa.us

From: Bill Domarotsky, President, PGM C

Date: 1/19/2021

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

Dear Ms. Bacon,

The Pine Glen Maintenance Corporation is an LLC homeowners association which manages the private roads within the Pine Glen plat. The recent application for a setback variance by David and Doretta Pratt was brought to our attention and discussed by the Trustees of the Pine Glen Maintenance Corporation. The Trustees discussed the following concerns and have authorized President Bill Domarotsky to offer the following feedback to Kittitas County CDS regarding this application.

Concern #1: The Pratt properties lie on the main road and the intersection to a side road. Both roads have considerable traffic. Pine Glen Drive on the southeast is the main entrance road serving 79 properties as their only access route. The Pine Glen plat map shows a 60 foot roadway access with 30 foot setbacks from the road centerline. If the Pratt variance were allowed on Pine Glen Drive, their new building with a setback of one foot would block any future road widening. The road is currently one lane of traffic and based on historical conversations with Kittitas County, the road would need to be widened to the full 60 feet in order for Kittitas County to take over maintenance of the road. This is an option Pine Glen homeowners would like to retain.

Concern #2: The request for a ten-foot variance in the eastern property setback along Shady Glen drive has similar concerns for the Pine Glen Trustees. This road provides access to the bridge and is the only road available for twenty one properties in the Pine Glen or adjoining plats. This road is also platted as 60 foot roadway access so a reduction from a 30 foot setback to ten would make it impossible to widen roads to Kittitas County minimum standards at some point in the future. Once again, this is something the Pine Glen membership would like to retain the option to pursue in the future. When is a one foot setback ever appropriate especially at an intersection?

Concern #3: The Project Narrative provided by Mrs. Pratt indicates that other buildings are built close to property lines, she does not reference road setbacks. Most if not all of those were built when the land was zoned forest and property line setbacks were much smaller. PGMC are not aware of road setback variances.

Concern #4: The variance on Shady Glen Drive (eastern property edge) could limit access to the bridge structure by large equipment needed to fix or maintain the bridge. As stated earlier, this bridge is essential to twenty one lots.

Concern #5: Snow removal is a major issue in Pine Glen and roadsides are very important for snow removal. The one foot variance would leave no space for snow accumulation in a critical area where the two major roads join.

Concern #6: Public safety for drivers and the Pratts is a concern if road traffic should slide off the road and impact the new structure. Both variances would allow the building very close to all traffic and could reduce visibility substantially at the intersection of these two key roads.

Concern #7: The Trustees are also very concerned about the home being located that close to the main road and the complaints from the Pratts about noise and dust from the dirt roads. The Pratts have a history of complaints about noise and dust which included Pine Glen investing in speed bumps and signs that did not work out.

Concern #8: The Pratts recently acquired two additional lots in Pine Glen. Alternatively they could build their new home on these larger lots that would not require a road variance that the Pine Glen Maintenance Corporation Trustees oppose as currently proposed.

The Pine Glen Trustees urge the Kittitas County CDS to maintain the road setbacks to allow Pine Glen the option to widen roads and meet county road requirements.

Bill Domarotsky

President

Pine Glen Maintenance Corporation

wdomarotsky@gmail.com

Please mail a final decision to: PGMC, PO Box 402, Easton, WA 98926

cc Sue Merk, Secretary/Treasurer, smerk52@gmail.com

cc Trustees: Ray Havlic, Pauline McKenzie, Karen Shoemaker, Aaron Ellazar, Mark Kohls, Dave Anderson, Bill Speer