

**From:** [Cameron Curtis](#)  
**To:** [Arden Thomas](#); [Kelly Bacon \(CD\)](#)  
**Cc:** [Gail Weyand](#); [Candie Leader](#); [Josh Fredrickson](#); [Justin Turnbull](#)  
**Subject:** RE: VA-20-00013 Pratt - Additional Information  
**Date:** Thursday, April 1, 2021 12:54:29 PM

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Hi Kelly,

I've spoken with Josh and below is our response.

1. Based on the updated site plan, it appears that the structure could be moved so that the corner of the residence is more than 1-ft from the property corner. Public Works is not supportive of a variance to allow 1-ft setback. Public Works' concern is related to future conditions where a 1-ft set back may become an issue. Cameron Curtis and Josh Fredrickson are both happy to meet with the applicant to talk through potential issues. In this situation Public Works would be comfortable with a minimum 5-ft setback, but the applicant should make every effort to increase this set back distance as much as possible.

Thanks,  
Cameron

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**From:** Arden Thomas <[arden.thomas@co.kittitas.wa.us](mailto:arden.thomas@co.kittitas.wa.us)>  
**Sent:** Thursday, April 1, 2021 10:09 AM  
**To:** Kelly Bacon (CD) <[kelly.bacon.cd@co.kittitas.wa.us](mailto:kelly.bacon.cd@co.kittitas.wa.us)>  
**Cc:** Gail Weyand <[gail.weyand.pw@co.kittitas.wa.us](mailto:gail.weyand.pw@co.kittitas.wa.us)>; Candie Leader <[candie.leader@co.kittitas.wa.us](mailto:candie.leader@co.kittitas.wa.us)>; Cameron Curtis <[cameron.curtis@co.kittitas.wa.us](mailto:cameron.curtis@co.kittitas.wa.us)>; Josh Fredrickson <[josh.fredrickson@co.kittitas.wa.us](mailto:josh.fredrickson@co.kittitas.wa.us)>; Justin Turnbull <[justin.turnbull@co.kittitas.wa.us](mailto:justin.turnbull@co.kittitas.wa.us)>  
**Subject:** RE: VA-20-00013 Pratt - Additional Information

Hi Kelly –

Cameron Curtis provided comment C, so I am looping Cameron and Josh into this e-mail. The concern identified in comment C is that a 1 foot setback against the property line is not sufficient given potential conflict with future development of the private road intersection. Based on the information provided in the original application, PW opposed a variance which allowed a building to be placed within a foot of the property line. Josh or Cameron will need to review the additional information provided by the applicant (I've attached the updated site plan and the applicant's response to comments) to determine if their concerns have been addressed.

**Arden Thomas** | [Water Resource Program Manager](#)  
Kittitas County Public Works | 411 North Ruby, Suite 1 | Ellensburg, WA 98926  
Direct: 509.962.7690

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**From:** Kelly Bacon (CD) <[kelly.bacon.cd@co.kittitas.wa.us](mailto:kelly.bacon.cd@co.kittitas.wa.us)>  
**Sent:** Thursday, April 1, 2021 9:24 AM  
**To:** Gail Weyand <[gail.weyand.pw@co.kittitas.wa.us](mailto:gail.weyand.pw@co.kittitas.wa.us)>  
**Cc:** Arden Thomas <[arden.thomas@co.kittitas.wa.us](mailto:arden.thomas@co.kittitas.wa.us)>  
**Subject:** RE: VA-20-00013 Pratt - Additional Information

Good morning Arden,

Curious if you have had a chance to take a look at the Pratt Variance updated sight plan?

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:** Kelly Bacon (CD)  
**Sent:** Wednesday, March 24, 2021 1:48 PM  
**To:** Gail Weyand <[gail.weyand.pw@co.kittitas.wa.us](mailto:gail.weyand.pw@co.kittitas.wa.us)>  
**Cc:** Arden Thomas <[arden.thomas@co.kittitas.wa.us](mailto:arden.thomas@co.kittitas.wa.us)>  
**Subject:** RE: VA-20-00013 Pratt - Additional Information

Good afternoon,

I thought the attached response from the applicant may also be beneficial. They addressed the PW Works comments.

## Kelly Bacon

### Planner I

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**From:** Gail Weyand <[gail.weyand.pw@co.kittitas.wa.us](mailto:gail.weyand.pw@co.kittitas.wa.us)>  
**Sent:** Tuesday, March 23, 2021 10:24 AM  
**To:** Kelly Bacon (CD) <[kelly.bacon.cd@co.kittitas.wa.us](mailto:kelly.bacon.cd@co.kittitas.wa.us)>  
**Subject:** RE: VA-20-00013 Pratt - Additional Information

Hi Kelly,

I believe this was Arden's comment. She is out of the office until the 26<sup>th</sup>. I did send it to her

Thanks,

*Gail Weyand*

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To view permit or inspection status: <https://co-kittitas-wa.smartgovcommunity.com/ApplicationPublic/ApplicationHome>

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**From:** Kelly Bacon (CD) <[kelly.bacon.cd@co.kittitas.wa.us](mailto:kelly.bacon.cd@co.kittitas.wa.us)>  
**Sent:** Monday, March 22, 2021 4:24 PM  
**To:** Candie Leader <[candie.leader@co.kittitas.wa.us](mailto:candie.leader@co.kittitas.wa.us)>  
**Cc:** Gail Weyand <[gail.weyand.pw@co.kittitas.wa.us](mailto:gail.weyand.pw@co.kittitas.wa.us)>  
**Subject:** VA-20-00013 Pratt - Additional Information

Good afternoon,

I have obtained an updated site map showing the required setbacks from the Type 1 Stream located on the Pratt Property. PW comment C requested the updated site map showing the shoreline setbacks. I am unsure who's comment this was, so I thought I would start with you.

Originally it was determined that they were not within shoreline therefore their site plan was not required to show the setbacks, but that has been proven to be incorrect. I am happy to answer any questions in association with the updated site plan.

Thank you,

## **Kelly Bacon**

### **Planner I**

#### **Kittitas County Community Development Services**

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