

## Bradley Gasawski

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**From:** chrisimmer islandchapel.net <chrisimmer@islandchapel.net>  
**Sent:** Sunday, May 25, 2025 11:25 AM  
**To:** Bradley Gasawski; Jamey Ayling  
**Subject:** Fw: Jay Way Site Plan Immer  
**Attachments:** Site Plan Jay Way 738035 REV 1-D-Size Layout.pdf

**CAUTION:** This email originated from outside the Kittitas County network. Do not click links, open attachments, fulfill requests, or follow guidance unless you recognize the sender and have verified the content is safe.

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**From:** Tim Melton <review@cityloupe.com>  
**Sent:** Sunday, May 25, 2025 11:16 AM  
**To:** chrisimmer islandchapel.net <chrisimmer@islandchapel.net>  
**Cc:** Tim Melton <info@cityloupe.com>; Jacks of C.W.P.R., LLC <jacks@cwprllc.com>  
**Subject:** Re: Jay Way

Hello Chris,  
I have attached a site plan. Please review it and let me know if you need any changes or additions.

Robert

On Thu, May 22, 2025 at 5:14 PM Tim Melton <[review@cityloupe.com](mailto:review@cityloupe.com)> wrote:

Chris,  
Thank you for the county site plan info (I saw it was referenced in some previous emails, but the attachment was missing). I will add all the new info to the site plan.  
Robert

On Thu, May 22, 2025 at 12:45 AM chrisimmer [islandchapel.net](mailto:islandchapel.net) <[chrisimmer@islandchapel.net](mailto:chrisimmer@islandchapel.net)> wrote:  
Please note that the elevation lines need to be on the document per with the county sent they sent an example of what they want to see. Please be sure it meets that standard. Thank you

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**From:** Tim Melton <[review@cityloupe.com](mailto:review@cityloupe.com)>  
**Sent:** Wednesday, May 21, 2025 3:23:06 PM  
**To:** chrisimmer [islandchapel.net](mailto:islandchapel.net) <[chrisimmer@islandchapel.net](mailto:chrisimmer@islandchapel.net)>  
**Cc:** Tim Melton <[info@cityloupe.com](mailto:info@cityloupe.com)>; Jacks of C.W.P.R., LLC <[jacks@cwprllc.com](mailto:jacks@cwprllc.com)>  
**Subject:** Re: Jay Way

Hello Chris,

I have attached a site plan for 101 Jay Way. Could you please mark the location of the Shop Building and let me know how far from the property lines?

Robert.

On Tue, Feb 18, 2025 at 11:14 AM chrisimmer [islandchapel.net](mailto:chrisimmer@islandchapel.net) <[chrisimmer@islandchapel.net](mailto:chrisimmer@islandchapel.net)> wrote:

1. Ductless heat.
2. No bathroom (Future plans yes. After final)
3. No deck
4. No survey paperwork that I have other than what I sent Tim.
5. 16' yes for height. Door size sounds good.

Thanks for your help and work on this.

Chris Immer

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**From:** Tim Melton <[review@cityloupe.com](mailto:review@cityloupe.com)>

**Sent:** Tuesday, February 18, 2025 8:02:45 AM

**To:** chrisimmer [islandchapel.net](mailto:chrisimmer@islandchapel.net) <[chrisimmer@islandchapel.net](mailto:chrisimmer@islandchapel.net)>

**Cc:** [mds4000@yahoo.com](mailto:mds4000@yahoo.com) <[mds4000@yahoo.com](mailto:mds4000@yahoo.com)>; Tim Melton <[info@cityloupe.com](mailto:info@cityloupe.com)>; [Kari.1064@hotmail.com](mailto:Kari.1064@hotmail.com) <[Kari.1064@hotmail.com](mailto:Kari.1064@hotmail.com)>

**Subject:** Re: Jay Way

Hello Chris.

My name is Robert. I work with Tim at City Loop on his design projects. Thank you so much for the information; it will be helpful. I have a couple of questions about your project.

1. Will you be heating the building? If so, please let me know what heating system you want to use.
2. Will there be a restroom?
3. Will there be a deck?
4. Have you had a survey done on the property? If so, can you provide us with that information?
5. What is the height of the main floor for motorhome parking? Do you think 16' will work? Will a 16' X 14' roll-up door work for the MH?

I look forward to working with you.

Robert Doobovsky

On Mon, Feb 17, 2025 at 9:12 AM Tim Melton <[info@cityloupe.com](mailto:info@cityloupe.com)> wrote:

----- Forwarded message -----

From: **chrisimmer** [islandchapel.net](mailto:chrisimmer@islandchapel.net) <[chrisimmer@islandchapel.net](mailto:chrisimmer@islandchapel.net)>

Date: Fri, Feb 14, 2025 at 3:20 PM

Subject: Re: Jay Way

To: [info@cityloupe.com](mailto:info@cityloupe.com) <[info@cityloupe.com](mailto:info@cityloupe.com)>

Cc: Munir Shamkhi <[mds4000@yahoo.com](mailto:mds4000@yahoo.com)>, [Kari.1064@hotmail.com](mailto:Kari.1064@hotmail.com) <[kari.1064@hotmail.com](mailto:kari.1064@hotmail.com)>

Please find the attached documents should have everything you need to know about my lot. As well you will find the lots on Jay Way that are hopefully going to begin building infrastructure for this spring. We have been working with Marc Kirkpatric of Encompass for our Jay Way update planning and engineering to current standards. We hope to find ways to fight this insanity. A little history is Colin Macrae has had his cabin served by Jay way since the early 90s. It's only now that we want to build on our lots that the county is saying we have to spend big bucks to upgrade the existing private road. This in my mind is ridiculous and any insight to how we can fight this would be great.

As to my lot I want to put up the maximum size accessory building which by my math is around 4800 Sq FT for the FAR. 24 -26' wide by 50' looks like I could fit on my weird lot is pushed to the limit to the south and west of the lot. The idea being a structure that would allow for open span in the basement and main floor with a concrete main floor and wood floor on the second story. I envision either a single 4-6/12 pitch towards the north or A frame above the space needed to house a class A 40' motor home. The South West basement walls retaining grade around those two sides. The North west walls with minimal retaining as possible to allow for standard framing. I want the building to be easily converted to habitable space at some time in future. This will require plan/build as needed. Exterior will be all metal siding and roofing. I do structural steel and desire a commercial look both interior and exterior. All utilities will enter from the south property line via the roundabout. Please let me know what else you need to give you a clear picture of what I am after.

As I mentioned on the phone, two other lot owners, Munir and Kari are needing same services with different structure needs. I will be including them in this email. They can speak for themselves obviously but we are all working together in improving our lots.

Thanks for your time and help  
Chris Immer

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**From:** chrisimmer [islandchapel.net](http://islandchapel.net)

**Sent:** Friday, February 14, 2025 12:04 PM

**To:** [info@cityloupe.com](mailto:info@cityloupe.com) <[info@cityloupe.com](mailto:info@cityloupe.com)>

**Subject:** Jay Way

Tim, thank you so much for taking my call today. This will be my first email in regards to what we spoke about on the phone. My physical address of lot number nine located at Snoqualmie pass off of Yellowstone trail road is 101 Jay way. There are three lots to the west and south of me own respectively by Kari, who owns two lots next to mine. And Munir Shamkhi who is wanting to build ASAP on his lot. All three of us have intentions of improving our properties with either dwellings or accessory buildings. In my case it is an accessory building that if I ever want to convert it into living quarters will meet the standards necessary to do that at a later time. I will be hooking up to City water and sewer. For that matter all of us on Jay way have the requirement to do just that. Right now we are in the process of securing permits one of which is turning out to be a real hassle and that is that they want us to bring the private road that serves our lots up to modern standards which is a financial absurdity. Any insight on how to work around this would be of great benefit. I am the first one to get in exemption request for non-conforming lots and all of our lots are non-conforming. We have had our environmental study done by a gentleman on Snoqualmie pass. That has been turned in and accepted by the county. I have attained my address and driveway access permit. I'm happy to

forward all correspondence with the county at your request and will provide more legal information after a return home to my main home computer. Right now I am on my phone using voice so please forgive the poor punctuation.

Chris Immer

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