

Ellie Myers

From: jill johnson <jmjohnson60@msn.com>
Sent: Thursday, August 21, 2025 7:42 PM
To: Ellie Myers
Subject: Re: I am sharing '525135_JOHNSON' with you

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Hi Ellie. Thank you for checking back with me. We have a better understanding of what you are looking for. Mark is redoing the design to be moved back. Later when I build if I ever get to that i will hire someone to Survey the parcel. For now this is all I can do for the year:) appreciate you.

Jill

Sent from my Verizon, Samsung Galaxy smartphone
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From: Ellie Myers <ellie.myers@co.kittitas.wa.us>
Sent: Thursday, August 21, 2025 8:58:37 AM
To: jill johnson <jmjohnson60@msn.com>
Cc: Jamey Ayling <jamey.ayling@co.kittitas.wa.us>
Subject: RE: I am sharing '525135_JOHNSON' with you

Good morning Jill,

Just checking in to see if you had any questions about the last email I sent.

Best,



Ellie Myers

(she/her/hers)

Planner I | **Kittitas County Community Development Services**

411 N Ruby Street, Suite 2 Ellensburg, WA 98926

P: 509-962-7048 | E: ellie.myers@co.kittitas.wa.us

<https://www.co.kittitas.wa.us/>

If this is about a Public Records Act request, please go to <http://www.co.kittitas.wa.us/request/default.aspx> and fill out a request for public records through the GovQA portal.

From: Ellie Myers <ellie.myers@co.kittitas.wa.us>
Sent: Thursday, August 14, 2025 7:15 AM
To: jill johnson <jmjohnson60@msn.com>
Cc: Dan Suggs <dan.suggs@co.kittitas.wa.us>; Jamey Ayling <jamey.ayling@co.kittitas.wa.us>
Subject: RE: I am sharing '525135_JOHNSON' with you

Jill,

Yes, the site plan I sent is the one from Mark Nelson that you sent me yesterday, and it shows setbacks that do not meet shoreline requirements. I wanted to point out that both the house and the septic tanks are shown as being closer than 115 feet from the Ordinary High-Water Mark (OHWM). Development is not allowed within 115 feet of the OHWM, including the installation of septic systems, unless buffer averaging is approved.

I don't want to cause confusion, but after further review, your property may qualify for a Common Line Shoreline Buffer under KCC 17B.06.200(B)(7). This would potentially allow development within the 115-foot buffer by averaging the shoreline setbacks of the neighboring residential properties.

However, for CDS to consider and approve this buffer averaging, a Management and Mitigation Plan prepared by a qualified professional is required. This plan must include enhancement measures that improve the shoreline's ecological functions, such as replanting native vegetation within the buffer area that has been removed.

So here is what I need from you:

1. A revised site plan that clearly shows both the house and the septic tanks located more than 115 feet from the OHWM. Also, I need confirmation that this updated plan has been submitted to Public Health, so everyone is on the same page.

OR

2. Request to use Common Line Shoreline Buffer averaging and submit a Management and Mitigation Plan prepared by a qualified professional that includes enhancement measures, to allow building within 115 feet of the OHWM.

I've attached a list of qualified professionals, if you want to use buffer averaging. I'll be out of the office for the rest of the day, but I'll return tomorrow to answer any questions.

Best,



Ellie Myers

(she/her/hers)

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From: jill johnson <jmjohnson60@msn.com>
Sent: Wednesday, August 13, 2025 2:42 PM
To: Ellie Myers <ellie.myers@co.kittitas.wa.us>
Cc: Dan Suggs <dan.suggs@co.kittitas.wa.us>
Subject: Re: I am sharing '525135_JOHNSON' with you

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Hi Ellie. Looks like you marked the tanks and house distances from river? So you do have the design? I don't know what is needed? Do the tanks and house have to be setback farther? Im lost.

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From: Ellie Myers <ellie.myers@co.kittitas.wa.us>
Sent: Wednesday, August 13, 2025 11:18:31 AM
To: jill johnson <jmjohnson60@msn.com>
Cc: Dan Suggs <dan.suggs@co.kittitas.wa.us>
Subject: RE: I am sharing '525135_JOHNSON' with you

Jill,

Attached is the site plan from public health that I have marked up to show you what areas I am talking about.

Best,



Ellie Myers

(she/her/hers)

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From: jill johnson <jmjohnson60@msn.com>
Sent: Wednesday, August 13, 2025 10:25 AM
To: Ellie Myers <ellie.myers@co.kittitas.wa.us>
Cc: Dan Suggs <dan.suggs@co.kittitas.wa.us>
Subject: Fw: I am sharing '525135_JOHNSON' with you

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Hello Ellie. I recieved your email. Here is the site plan design. Apologies, I thought I sent it to you. In regard to direction of my plan. I provided a ruff drawing. Is that not good? The house will not be going up for a few years.

As far as the measurements Dan S. measured when he came out to review. He mentioned you may call him for that. The design from Mark N. is accurate the measurement is 301 from his drawing at the slop. I hope this makes sense.

Thsnk you,

Jill

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From: jill johnson <jmjohnson60@msn.com>
Sent: Saturday, December 16, 2023 4:35:13 PM
To: Jill M. Johnson <jill.johnson@viatris.com>
Subject: I am sharing '525135_JOHNSON' with you

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