

Ellie Myers

From: Ian Garrity <ian@builtprefab.com>
Sent: Monday, September 29, 2025 12:21 PM
To: Ellie Myers
Cc: Josh Pozzobon; Jamey Ayling
Subject: Re: Built - 15x50 Septic Area for 1151 Wapiti Dr

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Hi Ellie,

We are underway with this new plan we laid out ; and also we applied for the setback variance (which I believe is what you mean when you say zoning variance) and the Owners paid directly last week to get that application started.

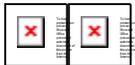
Is that what you're referring to?



T. Ian Garrity

ian@builtprefab.com | (250) 328-5177
Kelowna, Canada | www.builtprefab.com

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On Mon, Sep 29, 2025 at 11:19 AM Ellie Myers <ellie.myers@co.kittitas.wa.us> wrote:

Ian,

I just wanted to follow up on the site plan using the common line shoreline buffer. I think it would be best to proceed with the zoning variance once we receive the updated site plan, incase anything changes about what's encroaching in the front setback.

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/>

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From: Ellie Myers

Sent: Tuesday, September 23, 2025 10:40 AM

To: 'Ian Garrity' <ian@builtprefab.com>

Cc: Josh Pozzobon <josh@builtprefab.com>; Jamey Ayling <jamey.ayling@co.kittitas.wa.us>

Subject: RE: Built - 15x50 Septic Area for 1151 Wapiti Dr

Hi Ian,

I cannot confirm that the septic permit is sufficient until the common line shoreline buffer is established and where know that everything you are proposing is outside the buffer.

So that average between the western and eastern property needs to be calculated in order for you to put the buffer on the site plan and show that the proposed dwelling, deck, carport, and septic system all fit on the property, outside the buffer.



Ellie Myers

(she/her/hers)

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

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From: Ian Garrity <ian@builtprefab.com>
Sent: Tuesday, September 23, 2025 9:55 AM
To: Ellie Myers <ellie.myers@co.kittitas.wa.us>
Cc: Josh Pozzobon <josh@builtprefab.com>
Subject: Built - 15x50 Septic Area for 1151 Wapiti Dr

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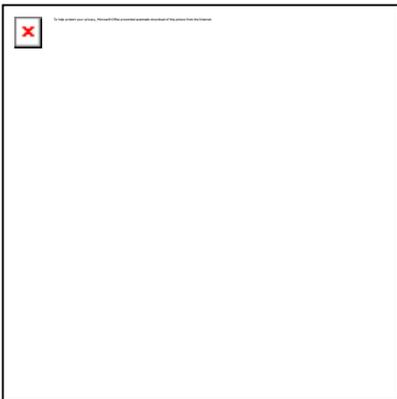
Hi Ellie,

First, thank you for the creative option regarding the Buffer Averaging, CARA Report, and Mitigation Report. We have made plans to move that option forward and will have the Mitigation Report completed by mid-October, at which time we will resubmit.

Second, with all the moving parts, we just wanted to 100% confirm that the previously approved septic permit, and included Site Plan, is consistent with our current Site Plan for the Shoreline Exemption, specifically the 15x50 designated septic area in the front yard of the property.

Can you please confirm? The septic permit is good as-is?

Thank you.

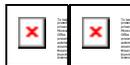


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