

Ellie Myers

From: Ian Garrity <ian@builtprefab.com>
Sent: Thursday, August 21, 2025 9:15 AM
To: Ellie Myers
Cc: Josh Pozzobon
Subject: Re: SX-25-00013 Schwartz - Shoreline Exemption Deemed Incomplete

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.

Hi Ellie - copying our lead designer, Josh.

Are you able to get on a quick phone call today so we're clear on the buffer averaging, given the new info in your previous email?

We can also update you, generally, on how we intend to proceed now that Matt Wudi is working with us on the project.

Thanks.



T. Ian Garrity

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

This email is intended only for the addressee who it is sent. If you receive it in error please delete the email and notify admin@builtprefab.com.



WARNING: In today's digital world, wire fraud and email phishing are rampant. Built Prefab never requests banking or personal info electronically. If you receive suspicious wire instructions from us, DO NOT RESPOND. Stay vigilant: treat all requests skeptically, even if they appear to be from Built Prefab. Contact our office using verified contact numbers only. Thank you for your cooperation in helping us safeguard your financial security.



On Thu, Aug 21, 2025 at 8:59 AM Ellie Myers <ellie.myers@co.kittitas.wa.us> wrote:

Good morning Ian,

I just wanted to check in and 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

Sent: Friday, August 15, 2025 11:38 AM

To: Ian Garrity <ian@builtprefab.com>; dwschwartz@gmail.com

Cc: Jamey Ayling <jamey.ayling@co.kittitas.wa.us>; Zach Torrance-Smith <zach.torrancesmith@co.kittitas.wa.us>

Subject: RE: SX-25-00013 Schwartz - Shoreline Exemption Deemed Incomplete

Good morning Ian,

I'm sorry to keep coming at you with new information, this project is fairly complex and it's taken me some time to address all aspects of the proposal. I tried giving you a call but I'm not sure it went through because of the long distance.

After reviewing the shoreline code, it looks like this current proposal is going to require a shoreline variance in addition to the exemption. This lot is going to be especially challenging to build on, and unfortunately, septic tanks are considered development and need to meet shoreline buffer requirements.

Right now, the septic tank is shown about 60 feet from the Ordinary High Water Mark (OHWM), and the drain field is located within the proposed compensatory buffer averaging area. The layout needs to be designed so that all development stays outside the shoreline buffer. This would allow us to avoid the shoreline variance process, which is lengthy and ultimately decided by the Department of Ecology, and I can't guarantee it would be approved.

There are a couple of options that might help you work around this:

1. Placing the septic system and drain field in front of the house.
2. Move the house forward (closer to the front setback) and place the septic system behind it.

CDS would allow a 10-foot reduction to the front setback with a zoning variance to help avoid the shoreline buffer, which our department can approve internally.

If you go this route, you'd still be able to request up to 600 square feet of encroachment into the shoreline buffer, with a compensatory buffer averaging area of 600 square feet on the east side of the residence. However, this would still require the critical areas report I mentioned yesterday.

I know this is a lot to take in. If it would be helpful to walk through everything, I'm happy to set up a Zoom or Webex meeting, just let me know.

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

Sent: Thursday, August 14, 2025 9:05 AM

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

Cc: Jamey Ayling <jamey.ayling@co.kittitas.wa.us>; Zach Torrance-Smith <zach.torrancesmith@co.kittitas.wa.us>; Josh Pozzobon <josh@builtprefab.com>; Matt Wudi <m2signaturehomes@gmail.com>

Subject: RE: SX-25-00013 Schwartz - Shoreline Exemption Deemed Incomplete

Good morning,

Upon further review of SX-25-00013 Schwartz, I noticed that the neighboring parcel to the east, 1141 Wapiti Drive, doesn't have a residential dwelling on it. The Common Line Shoreline Buffer averaging provision in KCC 17B.06.200(B)(6) states that the common shoreline buffer is determined by averaging the buffers for each of the adjacent residential dwelling units on the shoreline. If one of the neighboring lots doesn't have a residential dwelling on it, we can't average the distance to determine what the common line shoreline buffer should be for this project. I noticed this was mentioned on your site plan and just wanted to give you a heads up.

So with that, we can still use KCC 17B.05.050(B)(5) for buffer averaging, which states that the buffer can be reduced at any given point to at least 75% or the standard width, or 25 feet, whichever is greater. In this case, the buffer can be reduced to 75 feet, with the additional 15-foot building setback that would make the buffer 90 feet. You may be able to utilize KCC 17B.06.200(B)(12) which allows for a 25% reduction to the 15-foot building setback. That would give you an additional 3.75 feet to work with.

In order to utilize KCC 17B.05.050(B)(5) a critical areas report that meets the requirements of KCC 17B.05.020(W) is required. We cannot proceed with the shoreline exemption until this report is received. <https://ecode360.com/45423950#45424415>

Additionally, the narrative provided states that the house will be located outside of the 115-foot buffer except for minor grading and utility work. The site plan provided does not reflect this, it shows a portion of the house and deck within the 115-foot buffer. We need all material submitted to reflect the same information.

I also noticed on the site plan that the car port is shown within the 25-foot front setback. A zoning variance will be required to permit the car port within the front setback. Zoning Variances take about the same time as a Shoreline Exemption. With the time constraints you are facing with the flood map updates, I highly suggest applying for the variance as soon as possible.

And I've mentioned this before, but I also highly recommend applying for the Preliminary Site Analysis. Typically, this is the first step in the building process and where we have more time to review and catch all the additional permits that might be required for a project.

I am out of the office for the remainder of today, but I will be in tomorrow and can answer any questions for you then. It might be best to jump on a call with everyone and talk through these options.

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/>

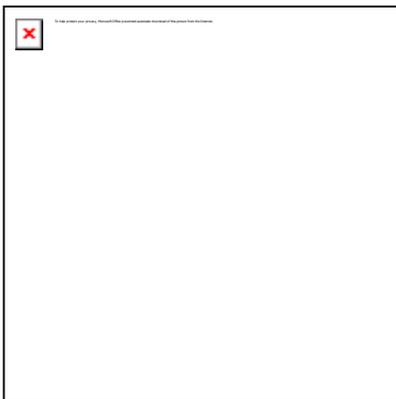
If this is about a Public Records Act request, please go to <http://www.co.kittitas.wa.us/request/default.aspx> and fill out a request for public records through the GovQA portal.

From: Ian Garrity <ian@builtprefab.com>
Sent: Wednesday, August 13, 2025 9:05 AM
To: Ellie Myers <ellie.myers@co.kittitas.wa.us>
Cc: Jamey Ayling <jamey.ayling@co.kittitas.wa.us>; Zach Torrance-Smith <zach.torrancesmith@co.kittitas.wa.us>; Josh Pozzobon <josh@builtprefab.com>; Matt Wudi <m2signaturehomes@gmail.com>
Subject: Re: SX-25-00013 Schwartz - Shoreline Exemption Deemed Incomplete

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.

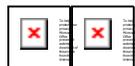
Ellie - we received the below email from you and then immediately thereafter received a recall email.

Can you please clarify where things stand with this application?



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

This email is intended only for the addressee who it is sent. If you receive it in error please delete the email and notify admin@builtprefab.com.



WARNING: In today's digital world, wire fraud and email phishing are rampant. Built Prefab never requests banking or personal info electronically. If you receive suspicious wire instructions from us, DO NOT RESPOND. Stay vigilant: treat all requests skeptically, even if they appear to be from Built Prefab. Contact our office using verified contact numbers only. Thank you for your cooperation in helping us safeguard your financial security.

On Wed, Aug 13, 2025 at 9:00 AM Ellie Myers <ellie.myers@co.kittitas.wa.us> wrote:

Good morning,

Please see the attached correspondence regarding your Shoreline Exemption application (SX-25-00013 Schwartz). A physical copy of the correspondence has been placed in the mail.

Please let me know if you have any questions or concerns.

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.