

**From:** [Chandler Stever](#)  
**To:** [Jeremiah Cromie](#)  
**Cc:** [j.malsam@dmssupplyllc.com](mailto:j.malsam@dmssupplyllc.com); [Jeremy Johnston](#); [Justin Turnbull](#)  
**Subject:** Re: RE: VA-21-00005 Malsam - Transmittal of Comments/Request Short Site Visit  
**Date:** Friday, June 4, 2021 10:41:01 AM  
**Attachments:** [Malsam A1.0 Site plan update with full easement.pdf](#)  
[PARCEL-7-survey with full easement JEREMY MALSAM.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.

Justin, Jeremiah, Jeremy,

Regarding VA-21-00005, As requested, attached are updated Site Survey with the full 60' wide Easement and updated Site plan with the easement shown. \*As discussed, the easement has been added on our survey per the original plat AutoCAD file that Justin obtained from Encompass Engineers. \*Note, we have also updated the Road name from Larkspur to Breckenridge Drive as requested.

This demonstrates that our proposed building location as previously shown is outside of the 60' wide easement. (Nearest point is between 3' and 4' to the garage, a comfortable margin). Thus the 25' building setback off the road dictates.

Please let me know if you need anything else to continue the variance process? Also, let us know anticipated remaining timeline to get to the next step in this?

Many Thanks for all your help!

Chandler Stever Architect

425-985-2176

On 5/21/2021 11:16 AM, Jeremiah Cromie wrote:

Chandler,

You can just e-mail me the PDF's.

You are correct in that you could not build any structure in the easement.

Let me know if any other questions.

**Jeremiah Cromie**

**From:** [Chandler Stever](#)  
**To:** [Justin Turnbull](#); [Jeremiah Cromie](#)  
**Cc:** [j.malsam@dmsupplyllc.com](mailto:j.malsam@dmsupplyllc.com); [David West](#)  
**Subject:** Re: VA-21-00005 Malsam - Transmittal of Comments/Request Short Site Visit  
**Date:** Thursday, June 3, 2021 1:24:26 PM

---

**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.

Thanks Justin, I was able to view this. We will overlay this easement on the current survey we have that shows the physical road location.

Dave, assume you can take it from here.

Much appreciated

Chandler

425-985-2176

On 6/3/2021 1:17 PM, Justin Turnbull wrote:

Chandler,

Please find the AutoCAD file detailing the alignment for Breckenridge (Larkspur) Drive. If you or your surveyor are unable to open this, I will be labelling the Easement and adding to our road file, so I should have a PDF by end of day tomorrow.

Thanks,

Justin Turnbull, PLS

**Kittitas County Surveyor**

Kittitas County Public Works      Main Phone      (509)962-7523

411 N. Ruby St., Suite 1              Direct Line      (509)933-8251

Ellensburg, WA 98926                  [justin.turnbull@co.kittitas.wa.us](mailto:justin.turnbull@co.kittitas.wa.us)

Working remotely every other week Please Call Mobile Number (509)856-7879

---

**From:** Chandler Stever [<chandlerstever@comcast.net>](mailto:chandlerstever@comcast.net)

**Sent:** Thursday, June 3, 2021 12:52 PM

**To:** Justin Turnbull [<justin.turnbull@co.kittitas.wa.us>](mailto:justin.turnbull@co.kittitas.wa.us); Jeremiah Cromie [<jeremiah.cromie@co.kittitas.wa.us>](mailto:jeremiah.cromie@co.kittitas.wa.us)

**Cc:** [j.malsam@dmsupplyllc.com](mailto:j.malsam@dmsupplyllc.com); David West [<matrixsurveyor@live.com>](mailto:matrixsurveyor@live.com)

**Subject:** Re: VA-21-00005 Malsam - Transmittal of Comments/Request Short Site Visit

**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.

Thanks Justin,

I also talked with Rob at East Side Consultants, he has these files also, said there may not be any further info, but will look into this tomorrow. That said, I was lucky to catch Rob, just coming in the door from 9 days on vacation. I will let you know if he comes up with anything further.

Between these 2 sources, if nothing further available, would think we just proceed with the prescriptive rout.

Most appreciated

Chandler Stever Architect

425-985-2176

On 6/3/2021 12:18 PM, Justin Turnbull wrote:

Chandler,

There is nothing in our road files identifying the easement alignment. The surveyor of record is now retired. I have reached out to Encompass Surveying to see if they can provide the alignment for the easement shown on the provided survey.

I will forward it on as soon as I get a response.

Thanks,

**Justin Turnbull, PLS**

**Kittitas County Surveyor**

Kittitas County Public Works      Main Phone      (509)962-7523

411 N. Ruby St., Suite 1      Direct Line      (509)933-8251

Ellensburg, WA 98926      [justin.turnbull@co.kittitas.wa.us](mailto:justin.turnbull@co.kittitas.wa.us)

Working remotely every other week Please Call Mobile Number (509)856-7879

---

**From:** Chandler Stever <[chandlerstever@comcast.net](mailto:chandlerstever@comcast.net)>

**Sent:** Wednesday, June 2, 2021 4:44 PM

**To:** Jeremiah Cromie <[jeremiah.cromie@co.kittitas.wa.us](mailto:jeremiah.cromie@co.kittitas.wa.us)>

**Cc:** [j.malsam@dmssupplyllc.com](mailto:j.malsam@dmssupplyllc.com); Justin Turnbull  
<[justin.turnbull@co.kittitas.wa.us](mailto:justin.turnbull@co.kittitas.wa.us)>; David West  
<[matrixsurveyor@live.com](mailto:matrixsurveyor@live.com)>

**Subject:** RE: VA-21-00005 Malsam - Transmittal of Comments/Request  
Short Site Visit

**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.

Justin,

Regarding our variance request VA-21-00005, per our conversation just now, we have been working with our Surveyor, David West (copied on this email) and the Title company to track down and show the east half of the Easement crossing parcel #7, per the email chain below. As discussed, attached is the only information the Surveyor and the Title company can find. (I also attached the current survey we have that shows the extent of the described easement that we do have). \*If you take a look at the short plat easement, point C6 is the only data we have that locates the easement curve on our property. The next data point, C7 is a couple property over and about 500 feet east.

Please let us know if you can dig up any further meets and bounds data on this easement location so we can show this on the survey? If not, as discussed, let us know if ok to show (and note on the survey) "Prescriptive" location of easement based on centering on the existing remaining portion of the road?

Most appreciated,

Chandler Stever Architect

425-985-2176

On 5/21/2021 11:16 AM, Jeremiah Cromie wrote:

Chandler,

You can just e-mail me the PDF's.

You are correct in that you could not build any structure in

the easement.

Let me know if any other questions.

**Jeremiah Cromie**  
**Planner 1**  
**Kittitas County**  
**Community Development Services**  
411 N. Ruby Street; Suite 2  
Ellensburg, WA 98926  
Office: 509-962-7046  
[jeremiah.cromie@co.kittitas.wa.us](mailto:jeremiah.cromie@co.kittitas.wa.us)

Please Note: In an effort to mitigate the spread of COVID-19 and the Governor's "Healthy Washington- Roadmap to Recovery" 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.

---

**From:** Chandler Stever <[chandlerstever@comcast.net](mailto:chandlerstever@comcast.net)>  
**Sent:** Friday, May 21, 2021 11:11 AM  
**To:** Jeremiah Cromie <[jeremiah.cromie@co.kittitas.wa.us](mailto:jeremiah.cromie@co.kittitas.wa.us)>  
**Cc:** [j.malsam@dmssupplyllc.com](mailto:j.malsam@dmssupplyllc.com); Jeremy Johnston <[jeremy.johnston@co.kittitas.wa.us](mailto:jeremy.johnston@co.kittitas.wa.us)>  
**Subject:** Re: VA-21-00005 Malsam - Transmittal of Comments/Request Short Site Visit

**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.

Thanks Jeremiah,

That is great to hear that the 25' building setback remains

from the existing road. \*I assume however that we can not build any structure in the 60' Easement? (which is what we will need to demonstrate).

We are working on getting the Survey updated to show the full extent of Easement across this site. When I have that in hand, I can add the 60' easement at north area across the top of the architectural site plan and get that back into you.

Once I have the updated Survey and Site Plan done, Can I just email these PDFs directly to you? or do you require a more formal submission process or any letters?

Let me know on that,

Thanks

Chandler Stever Architect

425-985-2176

On 5/21/2021 10:52 AM, Jeremiah Cromie wrote:

Mr. Stever,

After discussing this with the planning official, it would just be 25 feet from the road since the road already exists. If the road did not already exist, we would request 25 feet from the easement.

We would like an updated site plan showing the easement for the variance.

Let us know if you have other questions.  
Thanks!

**Jeremiah Cromie**  
**Planner 1**  
**Kittitas County**  
**Community Development Services**  
411 N. Ruby Street; Suite 2  
Ellensburg, WA 98926  
Office: 509-962-7046  
[jeremiah.cromie@co.kittitas.wa.us](mailto:jeremiah.cromie@co.kittitas.wa.us)

Please Note: In an effort to mitigate the spread of COVID-19 and the Governor's "Healthy Washington-

Roadmap to Recovery" 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.

---

**From:** Chandler Stever

[<chandlerstever@comcast.net>](mailto:chandlerstever@comcast.net)

**Sent:** Thursday, May 20, 2021 2:34 PM

**To:** Justin Turnbull

[<justin.turnbull@co.kittitas.wa.us>](mailto:justin.turnbull@co.kittitas.wa.us)

**Cc:** Gail Weyand

[<gail.weyand.pw@co.kittitas.wa.us>](mailto:gail.weyand.pw@co.kittitas.wa.us); Jeremiah

Cromie [<jeremiah.cromie@co.kittitas.wa.us>](mailto:jeremiah.cromie@co.kittitas.wa.us);

[j.malsam@dmssupplyllc.com](mailto:j.malsam@dmssupplyllc.com)

**Subject:** Re: VA-21-00005 Malsam - Transmittal of Comments/Request Short Site Visit

**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.

Thanks Justin,

We have reached out to the Surveyor to add the remainder of the 60' wide easement, so that will be updated.

Quick Clarification from you, do we need to maintain a 25' "front" setback off of all of this 60' easement? Initially I was told by the planner that we just had to show a 25' front building setback off of the road. Please clarify this.

Also, do you need the updated survey with all the easement shown as discussed, and

updated site plan to continue the Variance?  
or is this updated survey and site plan only  
required when building permits are  
submitted for?

Let us know when you have a moment.

Thanks

Chandler Stever Architect

425-985-2176

On 5/20/2021 2:07 PM, Justin Turnbull wrote:

Mr. Stever,

I am only looking for you to  
accurately identify the location of  
the easement through the subject  
parcel, particularly in the area  
immediately adjacent to the  
proposed building envelope.  
Given the extremely tight  
tolerances, I would expect this to  
be prepared by a land surveyor.

Alternatively, the application  
could be revised by yourself,  
identifying the building parcel in  
relation to the easement, but the  
implication would be that the  
entire building envelope would  
shift if the easement did not fall  
where you expect it to, once it is  
staked in the field by the  
surveyor.

Please feel free to contact me  
directly if you need any further  
clarification.

Thanks,

**Justin Turnbull, PLS**  
**Kittitas County Surveyor**  
Kittitas County Public Works    Main

Phone (509)962-7523  
411 N. Ruby St., Suite 1 Direct  
Line (509)933-8251  
Ellensburg, WA 98926  
[justin.turnbull@co.kittitas.wa.us](mailto:justin.turnbull@co.kittitas.wa.us)  
Working remotely every other week  
Please Call Mobile Number (509)856-7879

---

**From:** Jeremiah Cromie  
<[jeremiah.cromie@co.kittitas.wa.us](mailto:jeremiah.cromie@co.kittitas.wa.us)>  
**Sent:** Thursday, May 20, 2021  
11:30 AM  
**To:** Chandler Stever  
<[chandlerstever@comcast.net](mailto:chandlerstever@comcast.net)>;  
[j.malsam@dmssupplyllc.com](mailto:j.malsam@dmssupplyllc.com)  
**Cc:** Gail Weyand  
<[gail.weyand.pw@co.kittitas.wa.us](mailto:gail.weyand.pw@co.kittitas.wa.us)>;  
Justin Turnbull  
<[justin.turnbull@co.kittitas.wa.us](mailto:justin.turnbull@co.kittitas.wa.us)>  
**Subject:** RE: VA-21-00005 Malsam  
- Transmittal of  
Comments/Request Short Site  
Visit

Justin,

Can you please advise Chandler Stever Architect about the easement comment from the survey? I believe you are the one who commented on the application regarding the survey. Would you need to see the entirety of the access easement on a new survey update or is there something else that would satisfy the comments to make sure the building envelope is not encroaching into the right of way easement?

I have attached public works comments from the application

for reference and posted internal link below.

[VA-21-00005 Malsam](#)

Thanks.

**Jeremiah Cromie**  
**Planner 1**  
**Kittitas County**  
**Community Development**  
**Services**

411 N. Ruby Street; Suite 2

Ellensburg, WA 98926

Office: 509-962-7046

[jeremiah.cromie@co.kittitas.wa.us](mailto:jeremiah.cromie@co.kittitas.wa.us)

Please Note: In an effort to mitigate the spread of COVID-19 and the Governor's "Healthy Washington-Roadmap to Recovery" 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.

---

**From:** Jeremiah Cromie

**Sent:** Monday, May 17, 2021 3:25 PM

**To:** 'Chandler Stever'

<[chandlerstever@comcast.net](mailto:chandlerstever@comcast.net)>;

[j.malsam@dmssupplyllc.com](mailto:j.malsam@dmssupplyllc.com)

**Cc:** Jeremy Johnston

<[jeremy.johnston@co.kittitas.wa.us](mailto:jeremy.johnston@co.kittitas.wa.us)>;

Gail Weyand

<[gail.weyand.pw@co.kittitas.wa.us](mailto:gail.weyand.pw@co.kittitas.wa.us)>

**Subject:** RE: VA-21-00005 Malsam  
- Transmittal of

Comments/Request Short Site  
Visit

Chandler Stever Architect,

I believe showing the access  
easement info on your current  
drawings with the proposed  
building envelope would satisfy  
but I have copied Gail Weyand  
from Public Works to this e-mail  
that can clarify what they would  
need to be satisfied.

Thanks.

**Jeremiah Cromie**  
**Planner 1**  
**Kittitas County**  
**Community Development**  
**Services**

411 N. Ruby Street; Suite 2

Ellensburg, WA 98926

Office: 509-962-7046

[jeremiah.cromie@co.kittitas.wa.us](mailto:jeremiah.cromie@co.kittitas.wa.us)

Please Note: In an effort to mitigate  
the spread of COVID-19 and the  
Governor's "Healthy Washington-  
Roadmap to Recovery" 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.

---

**From:** Chandler Stever  
<[chandlerstever@comcast.net](mailto:chandlerstever@comcast.net)>

**Sent:** Monday, May 17, 2021  
12:35 PM

**To:** Jeremiah Cromie  
<[jeremiah.cromie@co.kittitas.wa.us](mailto:jeremiah.cromie@co.kittitas.wa.us)>;  
[j.malsam@dmssupplyllc.com](mailto:j.malsam@dmssupplyllc.com)  
**Cc:** Jeremy Johnston  
<[jeremy.johnston@co.kittitas.wa.us](mailto:jeremy.johnston@co.kittitas.wa.us)>  
**Subject:** Re: VA-21-00005 Malsam  
- Transmittal of  
Comments/Request Short Site  
Visit

**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.

Thanks Jeremiah,

I believe it would not be a problem for you to conduct a site visit at your convenience, the property is vacant. (The owner Jeremy Malsam, copied on this email, should not have any issue with you doing a site visit).

Question for you, Looking over the comments, Regarding the survey, do you need added showing the entirety of the Access easement info or new survey updates in order to complete the variance process?

Let me know on this when you have a chance.

Thanks

Chandler Stever Architect

425-985-2176

On 5/17/2021 11:33 AM,  
Jeremiah Cromie wrote:

Good morning,

Please see the  
attached  
correspondence  
regarding your  
variance application.  
I have mailed a hard  
copy as well.

I would also like to  
request a short site  
visit to look at the  
property and take a  
couple photos. Is  
there a time that  
would work best for  
that in the next few  
weeks?

If you have any  
questions, feel free  
to contact me  
directly.

Thanks.

**Jeremiah Cromie**  
**Planner 1**  
**Kittitas County**  
**Community**  
**Development**  
**Services**

411 N. Ruby Street;  
Suite 2  
Ellensburg, WA  
98926  
Office: 509-962-  
7046

[jeremiah.cromie@co.kittitas.wa.us](mailto:jeremiah.cromie@co.kittitas.wa.us)

Please Note: In an effort to mitigate the spread of COVID-19 and the Governor's "Healthy Washington- Roadmap to Recovery" 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.

---

The information transmitted by this email is intended only for the person or entity to which it is addressed. This email may contain confidential and/or privileged material. If you are not the intended recipient of this message, be aware that any use, review, retransmission, distribution, or reproduction is strictly prohibited. If you received this in error, please contact the sender immediately and delete the material from all devices.  
message id:  
38eb45916c6dcbdac24bb8719d004a14

**From:** [Justin Turnbull](#)  
**To:** [Chandler Stever](#); [Jeremiah Cromie](#)  
**Cc:** [j.malsam@dmssupplyllc.com](mailto:j.malsam@dmssupplyllc.com); [David West](#)  
**Subject:** RE: VA-21-00005 Malsam - Transmittal of Comments/Request Short Site Visit  
**Date:** Thursday, June 3, 2021 1:17:56 PM  
**Attachments:** [01578-TO COUNTY-06032021.dwg](#)

---

Chandler,

Please find the AutoCAD file detailing the alignment for Breckenridge (Larkspur) Drive. If you or your surveyor are unable to open this, I will be labelling the Easement and adding to our road file, so I should have a PDF by end of day tomorrow.

Thanks,

Justin Turnbull, PLS

**Kittitas County Surveyor**

Kittitas County Public Works      Main Phone      (509)962-7523  
411 N. Ruby St., Suite 1              Direct Line      (509)933-8251  
Ellensburg, WA 98926                  [justin.turnbull@co.kittitas.wa.us](mailto:justin.turnbull@co.kittitas.wa.us)

Working remotely every other week Please Call Mobile Number (509)856-7879

---

**From:** Chandler Stever <[chandlerstever@comcast.net](mailto:chandlerstever@comcast.net)>  
**Sent:** Thursday, June 3, 2021 12:52 PM  
**To:** Justin Turnbull <[justin.turnbull@co.kittitas.wa.us](mailto:justin.turnbull@co.kittitas.wa.us)>; Jeremiah Cromie <[jeremiah.cromie@co.kittitas.wa.us](mailto:jeremiah.cromie@co.kittitas.wa.us)>  
**Cc:** [j.malsam@dmssupplyllc.com](mailto:j.malsam@dmssupplyllc.com); David West <[matrixsurveyor@live.com](mailto:matrixsurveyor@live.com)>  
**Subject:** Re: VA-21-00005 Malsam - Transmittal of Comments/Request Short Site Visit

**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.

Thanks Justin,

I also talked with Rob at East Side Consultants, he has these files also, said there may not be any further info, but will look into this tomorrow. That said, I was lucky to catch Rob, just coming in the door from 9 days on vacation. I will let you know if he comes up with anything further.

Between these 2 sources, if nothing further available, would think we just proceed with the prescriptive rout.

Most appreciated

Chandler Stever Architect

425-985-2176

On 6/3/2021 12:18 PM, Justin Turnbull wrote:

Chandler,

There is nothing in our road files identifying the easement alignment. The surveyor of record is now retired. I have reached out to Encompass Surveying to see if they can provide the alignment for the easement shown on the provided survey.

I will forward it on as soon as I get a response.

Thanks,

Justin Turnbull, PLS

**Kittitas County Surveyor**

Kittitas County Public Works      Main Phone      (509)962-7523

411 N. Ruby St., Suite 1      Direct Line      (509)933-8251

Ellensburg, WA 98926      [justin.turnbull@co.kittitas.wa.us](mailto:justin.turnbull@co.kittitas.wa.us)

Working remotely every other week Please Call Mobile Number (509)856-7879

---

**From:** Chandler Stever <[chandlerstever@comcast.net](mailto:chandlerstever@comcast.net)>

**Sent:** Wednesday, June 2, 2021 4:44 PM

**To:** Jeremiah Cromie <[jeremiah.cromie@co.kittitas.wa.us](mailto:jeremiah.cromie@co.kittitas.wa.us)>

**Cc:** [j.malsam@dmsupplyllc.com](mailto:j.malsam@dmsupplyllc.com); Justin Turnbull <[justin.turnbull@co.kittitas.wa.us](mailto:justin.turnbull@co.kittitas.wa.us)>;

David West <[matrixsurveyor@live.com](mailto:matrixsurveyor@live.com)>

**Subject:** RE: VA-21-00005 Malsam - Transmittal of Comments/Request Short Site Visit

**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.

Justin,

Regarding our variance request VA-21-00005, per our conversation just now, we have been working with our Surveyor, David West (copied on this email) and the Title company to track down and show the east half of the Easement crossing parcel #7, per the email chain below. As discussed, attached is the only information the Surveyor and the Title company can find. (I also attached the

current survey we have that shows the extent of the described easement that we do have). \*If you take a look at the short plat easement, point C6 is the only data we have that locates the easement curve on our property. The next data point, C7 is a couple property over and about 500 feet east.

Please let us know if you can dig up any further meets and bounds data on this easement location so we can show this on the survey? If not, as discussed, let us know if ok to show (and note on the survey) "Prescriptive" location of easement based on centering on the existing remaining portion of the road?

Most appreciated,

Chandler Stever Architect

425-985-2176

On 5/21/2021 11:16 AM, Jeremiah Cromie wrote:

Chandler,

You can just e-mail me the PDF's.

You are correct in that you could not build any structure in the easement.

Let me know if any other questions.

**Jeremiah Cromie**  
Planner I  
Kittitas County  
Community Development Services  
411 N. Ruby Street; Suite 2  
Ellensburg, WA 98926  
Office: 509-962-7046  
[jeremiah.cromie@co.kittitas.wa.us](mailto:jeremiah.cromie@co.kittitas.wa.us)

Please Note: In an effort to mitigate the spread of COVID-19 and the Governor's "Healthy Washington- Roadmap to Recovery" 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.

---

**From:** Chandler Stever <[chandlerstever@comcast.net](mailto:chandlerstever@comcast.net)>

**Sent:** Friday, May 21, 2021 11:11 AM

**To:** Jeremiah Cromie <[jeremiah.cromie@co.kittitas.wa.us](mailto:jeremiah.cromie@co.kittitas.wa.us)>

**Cc:** [j.malsam@dmssupplyllc.com](mailto:j.malsam@dmssupplyllc.com); Jeremy Johnston  
<[jeremy.johnston@co.kittitas.wa.us](mailto:jeremy.johnston@co.kittitas.wa.us)>

**Subject:** Re: VA-21-00005 Malsam - Transmittal of Comments/Request Short Site Visit

**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.

Thanks Jeremiah,

That is great to hear that the 25' building setback remains from the existing road. \*I assume however that we can not build any structure in the 60' Easement? (which is what we will need to demonstrate).

We are working on getting the Survey updated to show the full extent of Easement across this site. When I have that in hand, I can add the 60' easement at north area across the top of the architectural site plan and get that back into you.

Once I have the updated Survey and Site Plan done, Can I just email these PDFs directly to you? or do you require a more formal submission process or any letters?

Let me know on that,

Thanks

Chandler Stever Architect

425-985-2176

On 5/21/2021 10:52 AM, Jeremiah Cromie wrote:

Mr. Stever,

After discussing this with the planning official, it would just be 25 feet from the road since the road already exists. If the road did not already exist, we would request 25 feet from the easement.

We would like an updated site plan showing the easement for the variance.

Let us know if you have other questions. Thanks!

**Jeremiah Cromie**  
**Planner 1**  
**Kittitas County**  
**Community Development Services**  
411 N. Ruby Street; Suite 2  
Ellensburg, WA 98926  
Office: 509-962-7046  
[jeremiah.cromie@co.kittitas.wa.us](mailto:jeremiah.cromie@co.kittitas.wa.us)

Please Note: In an effort to mitigate the spread of COVID-19 and the Governor's "Healthy Washington- Roadmap to Recovery" 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.

---

**From:** Chandler Stever <[chandlerstever@comcast.net](mailto:chandlerstever@comcast.net)>  
**Sent:** Thursday, May 20, 2021 2:34 PM  
**To:** Justin Turnbull <[justin.turnbull@co.kittitas.wa.us](mailto:justin.turnbull@co.kittitas.wa.us)>  
**Cc:** Gail Weyand <[gail.weyand.pw@co.kittitas.wa.us](mailto:gail.weyand.pw@co.kittitas.wa.us)>;  
Jeremiah Cromie <[jeremiah.cromie@co.kittitas.wa.us](mailto:jeremiah.cromie@co.kittitas.wa.us)>;  
[j.malsam@dmssupplyllc.com](mailto:j.malsam@dmssupplyllc.com)  
**Subject:** Re: VA-21-00005 Malsam - Transmittal of  
Comments/Request Short Site Visit

**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.

Thanks Justin,

We have reached out to the Surveyor to add the remainder of the 60' wide easement, so that will be updated.

Quick Clarification from you, do we need to maintain a 25' "front" setback off of all of this 60' easement? Initially I was told by the planner that we just had to show a 25' front building setback off of the road. Please clarify this.

Also, do you need the updated survey with all the easement shown as discussed, and updated site plan to continue the Variance? or is this updated survey and site plan only required when building permits are submitted for?

Let us know when you have a moment.

Thanks

Chandler Stever Architect

425-985-2176

On 5/20/2021 2:07 PM, Justin Turnbull wrote:

Mr. Stever,  
I am only looking for you to accurately identify the location of the easement through the subject parcel, particularly in the area immediately adjacent to the proposed building envelope. Given the extremely tight tolerances, I would expect this to be prepared by a land surveyor.

Alternatively, the application could be revised by yourself, identifying the building parcel in relation to the easement, but the implication would be that the entire building envelope would shift if the easement did not fall where you expect it to, once it is staked in the field by the surveyor.

Please feel free to contact me directly if you need any further clarification.

Thanks,

**Justin Turnbull, PLS**

**Kittitas County Surveyor**

Kittitas County Public Works      Main Phone

(509)962-7523  
411 N. Ruby St., Suite 1 Direct Line  
(509)933-8251  
Ellensburg, WA 98926  
[justin.turnbull@co.kittitas.wa.us](mailto:justin.turnbull@co.kittitas.wa.us)  
Working remotely every other week Please Call  
Mobile Number (509)856-7879

---

**From:** Jeremiah Cromie  
[<jeremiah.cromie@co.kittitas.wa.us>](mailto:jeremiah.cromie@co.kittitas.wa.us)  
**Sent:** Thursday, May 20, 2021 11:30 AM  
**To:** Chandler Stever  
[<chandlerstever@comcast.net>](mailto:chandlerstever@comcast.net);  
[j.malsam@dmssupplyllc.com](mailto:j.malsam@dmssupplyllc.com)  
**Cc:** Gail Weyand  
[<gail.weyand.pw@co.kittitas.wa.us>](mailto:gail.weyand.pw@co.kittitas.wa.us); Justin  
Turnbull [<justin.turnbull@co.kittitas.wa.us>](mailto:justin.turnbull@co.kittitas.wa.us)  
**Subject:** RE: VA-21-00005 Malsam - Transmittal  
of Comments/Request Short Site Visit

Justin,

Can you please advise Chandler Stever Architect about the easement comment from the survey? I believe you are the one who commented on the application regarding the survey. Would you need to see the entirety of the access easement on a new survey update or is there something else that would satisfy the comments to make sure the building envelope is not encroaching into the right of way easement?

I have attached public works comments from the application for reference and posted internal link below.

[VA-21-00005 Malsam](#)

Thanks.

**Jeremiah Cromie**  
**Planner 1**

**Kittitas County**  
**Community Development Services**  
411 N. Ruby Street; Suite 2  
Ellensburg, WA 98926  
Office: 509-962-7046  
[jeremiah.cromie@co.kittitas.wa.us](mailto:jeremiah.cromie@co.kittitas.wa.us)

Please Note: In an effort to mitigate the spread of COVID-19 and the Governor's "Healthy Washington-Roadmap to Recovery" 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.

---

**From:** Jeremiah Cromie  
**Sent:** Monday, May 17, 2021 3:25 PM  
**To:** 'Chandler Stever'  
<[chandlerstever@comcast.net](mailto:chandlerstever@comcast.net)>;  
[j.malsam@dmssupplyllc.com](mailto:j.malsam@dmssupplyllc.com)  
**Cc:** Jeremy Johnston  
<[jeremy.johnston@co.kittitas.wa.us](mailto:jeremy.johnston@co.kittitas.wa.us)>; Gail Weyand <[gail.weyand.pw@co.kittitas.wa.us](mailto:gail.weyand.pw@co.kittitas.wa.us)>  
**Subject:** RE: VA-21-00005 Malsam - Transmittal of Comments/Request Short Site Visit

Chandler Stever Architect,

I believe showing the access easement info on your current drawings with the proposed building envelope would satisfy but I have copied Gail Weyand from Public Works to this e-mail that can clarify what they would need to be satisfied.

Thanks.

**Jeremiah Cromie**  
**Planner 1**  
**Kittitas County**  
**Community Development Services**  
411 N. Ruby Street; Suite 2  
Ellensburg, WA 98926  
Office: 509-962-7046

[jeremiah.cromie@co.kittitas.wa.us](mailto:jeremiah.cromie@co.kittitas.wa.us)

Please Note: In an effort to mitigate the spread of COVID-19 and the Governor's "Healthy Washington-Roadmap to Recovery" 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.

---

**From:** Chandler Stever  
<[chandlerstever@comcast.net](mailto:chandlerstever@comcast.net)>  
**Sent:** Monday, May 17, 2021 12:35 PM  
**To:** Jeremiah Cromie  
<[jeremiah.cromie@co.kittitas.wa.us](mailto:jeremiah.cromie@co.kittitas.wa.us)>;  
[j.malsam@dmssupplyllc.com](mailto:j.malsam@dmssupplyllc.com)  
**Cc:** Jeremy Johnston  
<[jeremy.johnston@co.kittitas.wa.us](mailto:jeremy.johnston@co.kittitas.wa.us)>  
**Subject:** Re: VA-21-00005 Malsam - Transmittal of Comments/Request Short Site Visit

**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.

Thanks Jeremiah,

I believe it would not be a problem for you to conduct a site visit at your convenience, the property is vacant. (The owner Jeremy Malsam, copied on this email, should not have any issue with you doing a site visit).

Question for you, Looking over the comments, Regarding the survey, do you need added showing the entirety of the

Access easement info or new survey updates  
in order to complete the variance process?

Let me know on this when you have a  
chance.

Thanks

Chandler Stever Architect

425-985-2176

On 5/17/2021 11:33 AM, Jeremiah Cromie  
wrote:

Good morning,

Please see the attached  
correspondence regarding your  
variance application. I have mailed  
a hard copy as well.

I would also like to request a short  
site visit to look at the property  
and take a couple photos. Is there  
a time that would work best for  
that in the next few weeks?

If you have any questions, feel  
free to contact me directly.

Thanks.

**Jeremiah Cromie**  
**Planner 1**  
**Kittitas County**  
**Community Development**  
**Services**

411 N. Ruby Street; Suite 2

Ellensburg, WA 98926

Office: 509-962-7046

[jeremiah.cromie@co.kittitas.wa.u](mailto:jeremiah.cromie@co.kittitas.wa.us)

[s](mailto:jeremiah.cromie@co.kittitas.wa.us)

Please Note: In an effort to mitigate  
the spread of COVID-19 and the  
Governor's "Healthy Washington-  
Roadmap to Recovery" 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.

---

The information transmitted by this email is intended only for the person or entity to which it is addressed. This email may contain confidential and/or privileged material. If you are not the intended recipient of this message, be aware that any use, review, retransmission, distribution, or reproduction is strictly prohibited. If you received this in error, please contact the sender immediately and delete the material from all devices.  
message id:  
38eb45916c6dcbdac24bb8719d004a14

**From:** [Chandler Stever](#)  
**To:** [Justin Turnbull](#); [Jeremiah Cromie](#)  
**Cc:** [j.malsam@dmsupplyllc.com](mailto:j.malsam@dmsupplyllc.com); [David West](#)  
**Subject:** Re: VA-21-00005 Malsam - Transmittal of Comments/Request Short Site Visit  
**Date:** Thursday, June 3, 2021 12:52:51 PM

---

**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.

Thanks Justin,

I also talked with Rob at East Side Consultants, he has these files also, said there may not be any further info, but will look into this tomorrow. That said, I was lucky to catch Rob, just coming in the door from 9 days on vacation. I will let you know if he comes up with anything further.

Between these 2 sources, if nothing further available, would think we just proceed with the prescriptive rout.

Most appreciated

Chandler Stever Architect

425-985-2176

On 6/3/2021 12:18 PM, Justin Turnbull wrote:

Chandler,

There is nothing in our road files identifying the easement alignment. The surveyor of record is now retired. I have reached out to Encompass Surveying to see if they can provide the alignment for the easement shown on the provided survey.

I will forward it on as soon as I get a response.

Thanks,

Justin Turnbull, PLS

**Kittitas County Surveyor**

Kittitas County Public Works      Main Phone      (509)962-7523

411 N. Ruby St., Suite 1              Direct Line      (509)933-8251

Ellensburg, WA 98926                  [justin.turnbull@co.kittitas.wa.us](mailto:justin.turnbull@co.kittitas.wa.us)

Working remotely every other week Please Call Mobile Number (509)856-7879

**From:** Chandler Stever <[chandlerstever@comcast.net](mailto:chandlerstever@comcast.net)>

**Sent:** Wednesday, June 2, 2021 4:44 PM

**To:** Jeremiah Cromie <[jeremiah.cromie@co.kittitas.wa.us](mailto:jeremiah.cromie@co.kittitas.wa.us)>

**Cc:** [j.malsam@dmssupplyllc.com](mailto:j.malsam@dmssupplyllc.com); Justin Turnbull <[justin.turnbull@co.kittitas.wa.us](mailto:justin.turnbull@co.kittitas.wa.us)>;

David West <[matrixsurveyor@live.com](mailto:matrixsurveyor@live.com)>

**Subject:** RE: VA-21-00005 Malsam - Transmittal of Comments/Request Short Site Visit

**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.

Justin,

Regarding our variance request VA-21-00005, per our conversation just now, we have been working with our Surveyor, David West (copied on this email) and the Title company to track down and show the east half of the Easement crossing parcel #7, per the email chain below. As discussed, attached is the only information the Surveyor and the Title company can find. (I also attached the current survey we have that shows the extent of the described easement that we do have). \*If you take a look at the short plat easement, point C6 is the only data we have that locates the easement curve on our property. The next data point, C7 is a couple property over and about 500 feet east.

Please let us know if you can dig up any further meets and bounds data on this easement location so we can show this on the survey? If not, as discussed, let us know if ok to show (and note on the survey) "Prescriptive" location of easement based on centering on the existing remaining portion of the road?

Most appreciated,

Chandler Stever Architect

425-985-2176

On 5/21/2021 11:16 AM, Jeremiah Cromie wrote:

Chandler,

You can just e-mail me the PDF's.

You are correct in that you could not build any structure in the easement.

Let me know if any other questions.

Jeremiah Cromie  
Planner I  
Kittitas County  
Community Development Services  
411 N. Ruby Street; Suite 2  
Ellensburg, WA 98926  
Office: 509-962-7046  
[jeremiah.cromie@co.kittitas.wa.us](mailto:jeremiah.cromie@co.kittitas.wa.us)

Please Note: In an effort to mitigate the spread of COVID-19 and the Governor's "Healthy Washington- Roadmap to Recovery" 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.

---

**From:** Chandler Stever <[chandlerstever@comcast.net](mailto:chandlerstever@comcast.net)>  
**Sent:** Friday, May 21, 2021 11:11 AM  
**To:** Jeremiah Cromie <[jeremiah.cromie@co.kittitas.wa.us](mailto:jeremiah.cromie@co.kittitas.wa.us)>  
**Cc:** [j.malsam@dmssupplyllc.com](mailto:j.malsam@dmssupplyllc.com); Jeremy Johnston  
<[jeremy.johnston@co.kittitas.wa.us](mailto:jeremy.johnston@co.kittitas.wa.us)>  
**Subject:** Re: VA-21-00005 Malsam - Transmittal of Comments/Request Short Site Visit

**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.

Thanks Jeremiah,

That is great to hear that the 25' building setback remains from the existing road. \*I assume however that we can not build any structure in the 60' Easement? (which is what we will need to demonstrate).

We are working on getting the Survey updated to show the full extent of Easement across this site. When I have that in hand, I can add the 60' easement at north area across the top of the architectural site plan

and get that back into you.

Once I have the updated Survey and Site Plan done, Can I just email these PDFs directly to you? or do you require a more formal submission process or any letters?

Let me know on that,

Thanks

Chandler Stever Architect

425-985-2176

On 5/21/2021 10:52 AM, Jeremiah Cromie wrote:

Mr. Stever,

After discussing this with the planning official, it would just be 25 feet from the road since the road already exists. If the road did not already exist, we would request 25 feet from the easement.

We would like an updated site plan showing the easement for the variance.

Let us know if you have other questions. Thanks!

**Jeremiah Cromie**  
**Planner 1**  
**Kittitas County**  
**Community Development Services**  
411 N. Ruby Street; Suite 2  
Ellensburg, WA 98926  
Office: 509-962-7046  
[jeremiah.cromie@co.kittitas.wa.us](mailto:jeremiah.cromie@co.kittitas.wa.us)

Please Note: In an effort to mitigate the spread of COVID-19 and the Governor's "Healthy Washington- Roadmap to Recovery" 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.

---

**From:** Chandler Stever <[chandlerstever@comcast.net](mailto:chandlerstever@comcast.net)>

**Sent:** Thursday, May 20, 2021 2:34 PM

**To:** Justin Turnbull <[justin.turnbull@co.kittitas.wa.us](mailto:justin.turnbull@co.kittitas.wa.us)>  
**Cc:** Gail Weyand <[gail.weyand.pw@co.kittitas.wa.us](mailto:gail.weyand.pw@co.kittitas.wa.us)>;  
Jeremiah Cromie <[jeremiah.cromie@co.kittitas.wa.us](mailto:jeremiah.cromie@co.kittitas.wa.us)>;  
[j.malsam@dmssupplyllc.com](mailto:j.malsam@dmssupplyllc.com)  
**Subject:** Re: VA-21-00005 Malsam - Transmittal of  
Comments/Request Short Site Visit

**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.

Thanks Justin,

We have reached out to the Surveyor to add the remainder of the 60' wide easement, so that will be updated.

Quick Clarification from you, do we need to maintain a 25' "front" setback off of all of this 60' easement? Initially I was told by the planner that we just had to show a 25' front building setback off of the road. Please clarify this.

Also, do you need the updated survey with all the easement shown as discussed, and updated site plan to continue the Variance? or is this updated survey and site plan only required when building permits are submitted for?

Let us know when you have a moment.

Thanks

Chandler Stever Architect

425-985-2176

On 5/20/2021 2:07 PM, Justin Turnbull wrote:

Mr. Stever,  
I am only looking for you to accurately identify

the location of the easement through the subject parcel, particularly in the area immediately adjacent to the proposed building envelope. Given the extremely tight tolerances, I would expect this to be prepared by a land surveyor.

Alternatively, the application could be revised by yourself, identifying the building parcel in relation to the easement, but the implication would be that the entire building envelope would shift if the easement did not fall where you expect it to, once it is staked in the field by the surveyor.

Please feel free to contact me directly if you need any further clarification.

Thanks,

**Justin Turnbull, PLS**

**Kittitas County Surveyor**

Kittitas County Public Works      Main Phone  
(509)962-7523

411 N. Ruby St., Suite 1              Direct Line  
(509)933-8251

Ellensburg, WA 98926

[justin.turnbull@co.kittitas.wa.us](mailto:justin.turnbull@co.kittitas.wa.us)

Working remotely every other week Please Call  
Mobile Number (509)856-7879

---

**From:** Jeremiah Cromie  
[<jeremiah.cromie@co.kittitas.wa.us>](mailto:jeremiah.cromie@co.kittitas.wa.us)  
**Sent:** Thursday, May 20, 2021 11:30 AM  
**To:** Chandler Stever  
[<chandlerstever@comcast.net>](mailto:chandlerstever@comcast.net);  
[j.malsam@dmssupplyllc.com](mailto:j.malsam@dmssupplyllc.com)  
**Cc:** Gail Weyand  
[<gail.weyand.pw@co.kittitas.wa.us>](mailto:gail.weyand.pw@co.kittitas.wa.us); Justin  
Turnbull [<justin.turnbull@co.kittitas.wa.us>](mailto:justin.turnbull@co.kittitas.wa.us)  
**Subject:** RE: VA-21-00005 Malsam - Transmittal  
of Comments/Request Short Site Visit

Justin,

Can you please advise Chandler Stever Architect about the easement comment from the survey? I believe you are the one who commented on the application regarding the survey. Would you need to see the entirety of the access easement on a new survey update or is there something else that would satisfy the comments to make sure the building envelope is not encroaching into the right of way easement?

I have attached public works comments from the application for reference and posted internal link below.

[VA-21-00005 Malsam](#)

Thanks.

**Jeremiah Cromie**  
**Planner I**  
**Kittitas County**  
**Community Development Services**  
411 N. Ruby Street; Suite 2  
Ellensburg, WA 98926  
Office: 509-962-7046  
[jeremiah.cromie@co.kittitas.wa.us](mailto:jeremiah.cromie@co.kittitas.wa.us)

Please Note: In an effort to mitigate the spread of COVID-19 and the Governor's "Healthy Washington-Roadmap to Recovery" 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.

---

**From:** Jeremiah Cromie  
**Sent:** Monday, May 17, 2021 3:25 PM  
**To:** 'Chandler Stever'  
<[chandlerstever@comcast.net](mailto:chandlerstever@comcast.net)>;

[j.malsam@dmssupplyllc.com](mailto:j.malsam@dmssupplyllc.com)

**Cc:** Jeremy Johnston

<[jeremy.johnston@co.kittitas.wa.us](mailto:jeremy.johnston@co.kittitas.wa.us)>; Gail Weyand <[gail.weyand.pw@co.kittitas.wa.us](mailto:gail.weyand.pw@co.kittitas.wa.us)>

**Subject:** RE: VA-21-00005 Malsam - Transmittal of Comments/Request Short Site Visit

Chandler Stever Architect,

I believe showing the access easement info on your current drawings with the proposed building envelope would satisfy but I have copied Gail Weyand from Public Works to this e-mail that can clarify what they would need to be satisfied.

Thanks.

**Jeremiah Cromie**

**Planner I**

**Kittitas County**

**Community Development Services**

411 N. Ruby Street; Suite 2

Ellensburg, WA 98926

Office: 509-962-7046

[jeremiah.cromie@co.kittitas.wa.us](mailto:jeremiah.cromie@co.kittitas.wa.us)

Please Note: In an effort to mitigate the spread of COVID-19 and the Governor's "Healthy Washington-Roadmap to Recovery" 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.

---

**From:** Chandler Stever

<[chandlerstever@comcast.net](mailto:chandlerstever@comcast.net)>

**Sent:** Monday, May 17, 2021 12:35 PM

**To:** Jeremiah Cromie

<[jeremiah.cromie@co.kittitas.wa.us](mailto:jeremiah.cromie@co.kittitas.wa.us)>;

[j.malsam@dmssupplyllc.com](mailto:j.malsam@dmssupplyllc.com)

**Cc:** Jeremy Johnston

<[jeremy.johnston@co.kittitas.wa.us](mailto:jeremy.johnston@co.kittitas.wa.us)>

**Subject:** Re: VA-21-00005 Malsam - Transmittal of Comments/Request Short Site Visit

**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.

Thanks Jeremiah,

I believe it would not be a problem for you to conduct a site visit at your convenience, the property is vacant. (The owner Jeremy Malsam, copied on this email, should not have any issue with you doing a site visit).

Question for you, Looking over the comments, Regarding the survey, do you need added showing the entirety of the Access easement info or new survey updates in order to complete the variance process?

Let me know on this when you have a chance.

Thanks

Chandler Stever Architect

425-985-2176

On 5/17/2021 11:33 AM, Jeremiah Cromie wrote:

Good morning,

Please see the attached correspondence regarding your variance application. I have mailed a hard copy as well.

I would also like to request a short

site visit to look at the property and take a couple photos. Is there a time that would work best for that in the next few weeks?

If you have any questions, feel free to contact me directly.

Thanks.

**Jeremiah Cromie**  
**Planner 1**  
**Kittitas County**  
**Community Development**  
**Services**

411 N. Ruby Street; Suite 2

Ellensburg, WA 98926

Office: 509-962-7046

[jeremiah.cromie@co.kittitas.wa.us](mailto:jeremiah.cromie@co.kittitas.wa.us)

Please Note: In an effort to mitigate the spread of COVID-19 and the Governor's "Healthy Washington-Roadmap to Recovery" 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.

---

The information transmitted by this email is intended only for the person or entity to which it is addressed. This email may contain confidential and/or privileged material. If you are not the intended recipient of this message, be aware that any use, review, retransmission, distribution, or reproduction is strictly prohibited. If you received this in error, please contact the sender immediately and delete the material from all devices.

message id:  
38eb45916c6dcbdac24bb8719d004a14

**From:** [Justin Turnbull](#)  
**To:** [Chandler Stever](#); [Jeremiah Cromie](#)  
**Cc:** [j.malsam@dmssupplyllc.com](mailto:j.malsam@dmssupplyllc.com); [David West](#)  
**Subject:** RE: VA-21-00005 Malsam - Transmittal of Comments/Request Short Site Visit  
**Date:** Thursday, June 3, 2021 12:18:53 PM

---

Chandler,

There is nothing in our road files identifying the easement alignment. The surveyor of record is now retired. I have reached out to Encompass Surveying to see if they can provide the alignment for the easement shown on the provided survey.

I will forward it on as soon as I get a response.

Thanks,

Justin Turnbull, PLS

**Kittitas County Surveyor**

Kittitas County Public Works      Main Phone      (509)962-7523  
411 N. Ruby St., Suite 1              Direct Line      (509)933-8251  
Ellensburg, WA 98926                [justin.turnbull@co.kittitas.wa.us](mailto:justin.turnbull@co.kittitas.wa.us)

Working remotely every other week Please Call Mobile Number (509)856-7879

---

**From:** Chandler Stever <[chandlerstever@comcast.net](mailto:chandlerstever@comcast.net)>  
**Sent:** Wednesday, June 2, 2021 4:44 PM  
**To:** Jeremiah Cromie <[jeremiah.cromie@co.kittitas.wa.us](mailto:jeremiah.cromie@co.kittitas.wa.us)>  
**Cc:** [j.malsam@dmssupplyllc.com](mailto:j.malsam@dmssupplyllc.com); Justin Turnbull <[justin.turnbull@co.kittitas.wa.us](mailto:justin.turnbull@co.kittitas.wa.us)>; David West <[matrixsurveyor@live.com](mailto:matrixsurveyor@live.com)>  
**Subject:** RE: VA-21-00005 Malsam - Transmittal of Comments/Request Short Site Visit

**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.

Justin,

Regarding our variance request VA-21-00005, per our conversation just now, we have been working with our Surveyor, David West (copied on this email) and the Title company to track down and show the east half of the Easement crossing parcel #7, per the email chain below. As discussed, attached is the only information the Surveyor and the Title company can find. (I also attached the current survey we have that shows the extent of the described easement that we do have). \*If you take a look at the short plat easement, point C6 is the only data we have that locates the easement curve on our property. The next data point, C7 is a couple property

over and about 500 feet east.

Please let us know if you can dig up any further meets and bounds data on this easement location so we can show this on the survey? If not, as discussed, let us know if ok to show (and note on the survey) "Prescriptive" location of easement based on centering on the existing remaining portion of the road?

Most appreciated,

Chandler Stever Architect

425-985-2176

On 5/21/2021 11:16 AM, Jeremiah Cromie wrote:

Chandler,

You can just e-mail me the PDF's.

You are correct in that you could not build any structure in the easement.

Let me know if any other questions.

**Jeremiah Cromie**  
Planner I  
Kittitas County  
Community Development Services  
411 N. Ruby Street; Suite 2  
Ellensburg, WA 98926  
Office: 509-962-7046  
[jeremiah.cromie@co.kittitas.wa.us](mailto:jeremiah.cromie@co.kittitas.wa.us)

Please Note: In an effort to mitigate the spread of COVID-19 and the Governor's "Healthy Washington- Roadmap to Recovery" 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.

---

**From:** Chandler Stever <[chandlerstever@comcast.net](mailto:chandlerstever@comcast.net)>  
**Sent:** Friday, May 21, 2021 11:11 AM  
**To:** Jeremiah Cromie <[jeremiah.cromie@co.kittitas.wa.us](mailto:jeremiah.cromie@co.kittitas.wa.us)>  
**Cc:** [j.malsam@dmssupplyllc.com](mailto:j.malsam@dmssupplyllc.com); Jeremy Johnston <[jeremy.johnston@co.kittitas.wa.us](mailto:jeremy.johnston@co.kittitas.wa.us)>

**Subject:** Re: VA-21-00005 Malsam - Transmittal of Comments/Request Short Site Visit

**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.

Thanks Jeremiah,

That is great to hear that the 25' building setback remains from the existing road. \*I assume however that we can not build any structure in the 60' Easement? (which is what we will need to demonstrate).

We are working on getting the Survey updated to show the full extent of Easement across this site. When I have that in hand, I can add the 60' easement at north area across the top of the architectural site plan and get that back into you.

Once I have the updated Survey and Site Plan done, Can I just email these PDFs directly to you? or do you require a more formal submission process or any letters?

Let me know on that,

Thanks

Chandler Stever Architect

425-985-2176

On 5/21/2021 10:52 AM, Jeremiah Cromie wrote:

Mr. Stever,

After discussing this with the planning official, it would just be 25 feet from the road since the road already exists. If the road did not already exist, we would request 25 feet from the easement.

We would like an updated site plan showing the easement for the variance.

Let us know if you have other questions. Thanks!

**Jeremiah Cromie**  
Planner I  
Kittitas County  
Community Development Services

411 N. Ruby Street; Suite 2  
Ellensburg, WA 98926  
Office: 509-962-7046  
[jeremiah.cromie@co.kittitas.wa.us](mailto:jeremiah.cromie@co.kittitas.wa.us)

Please Note: In an effort to mitigate the spread of COVID-19 and the Governor's "Healthy Washington- Roadmap to Recovery" 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.

---

**From:** Chandler Stever <[chandlerstever@comcast.net](mailto:chandlerstever@comcast.net)>  
**Sent:** Thursday, May 20, 2021 2:34 PM  
**To:** Justin Turnbull <[justin.turnbull@co.kittitas.wa.us](mailto:justin.turnbull@co.kittitas.wa.us)>  
**Cc:** Gail Weyand <[gail.weyand.pw@co.kittitas.wa.us](mailto:gail.weyand.pw@co.kittitas.wa.us)>; Jeremiah Cromie <[jeremiah.cromie@co.kittitas.wa.us](mailto:jeremiah.cromie@co.kittitas.wa.us)>; [j.malsam@dmssupplyllc.com](mailto:j.malsam@dmssupplyllc.com)  
**Subject:** Re: VA-21-00005 Malsam - Transmittal of Comments/Request Short Site Visit

**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.

Thanks Justin,

We have reached out to the Surveyor to add the remainder of the 60' wide easement, so that will be updated.

Quick Clarification from you, do we need to maintain a 25' "front" setback off of all of this 60' easement? Initially I was told by the planner that we just had to show a 25' front building setback off of the road. Please clarify this.

Also, do you need the updated survey with all the easement shown as discussed, and updated site plan to continue the Variance? or is this updated survey and site plan only required when building permits are submitted for?

Let us know when you have a moment.

Thanks

Chandler Stever Architect

425-985-2176

On 5/20/2021 2:07 PM, Justin Turnbull wrote:

Mr. Stever,

I am only looking for you to accurately identify the location of the easement through the subject parcel, particularly in the area immediately adjacent to the proposed building envelope. Given the extremely tight tolerances, I would expect this to be prepared by a land surveyor.

Alternatively, the application could be revised by yourself, identifying the building parcel in relation to the easement, but the implication would be that the entire building envelope would shift if the easement did not fall where you expect it to, once it is staked in the field by the surveyor.

Please feel free to contact me directly if you need any further clarification.

Thanks,

Justin Turnbull, PLS

**Kittitas County Surveyor**

Kittitas County Public Works      Main Phone      (509)962-7523  
411 N. Ruby St., Suite 1              Direct Line      (509)933-8251  
Ellensburg, WA 98926                  [justin.turnbull@co.kittitas.wa.us](mailto:justin.turnbull@co.kittitas.wa.us)

Working remotely every other week Please Call Mobile Number  
(509)856-7879

---

**From:** Jeremiah Cromie

[<jeremiah.cromie@co.kittitas.wa.us>](mailto:jeremiah.cromie@co.kittitas.wa.us)

**Sent:** Thursday, May 20, 2021 11:30 AM

**To:** Chandler Stever [<chandlerstever@comcast.net>](mailto:chandlerstever@comcast.net);  
[j.malsam@dmssupplyllc.com](mailto:j.malsam@dmssupplyllc.com)

**Cc:** Gail Weyand [<gail.weyand.pw@co.kittitas.wa.us>](mailto:gail.weyand.pw@co.kittitas.wa.us); Justin  
Turnbull [<justin.turnbull@co.kittitas.wa.us>](mailto:justin.turnbull@co.kittitas.wa.us)

**Subject:** RE: VA-21-00005 Malsam - Transmittal of  
Comments/Request Short Site Visit

Justin,

Can you please advise Chandler Stever Architect about the easement comment from the survey? I believe you are the one who commented on the application regarding the survey. Would you need to see the entirety of the access easement on a new survey update or is there something else that would satisfy the comments to make sure the building envelope is not encroaching into the right of way easement?

I have attached public works comments from the application for reference and posted internal link below.

[VA-21-00005 Malsam](#)

Thanks.

**Jeremiah Cromie**  
**Planner I**  
**Kittitas County**  
**Community Development Services**  
411 N. Ruby Street; Suite 2  
Ellensburg, WA 98926  
Office: 509-962-7046  
[jeremiah.cromie@co.kittitas.wa.us](mailto:jeremiah.cromie@co.kittitas.wa.us)

Please Note: In an effort to mitigate the spread of COVID-19 and the Governor's "Healthy Washington- Roadmap to Recovery" 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.

---

**From:** Jeremiah Cromie  
**Sent:** Monday, May 17, 2021 3:25 PM  
**To:** 'Chandler Stever' <[chandlerstever@comcast.net](mailto:chandlerstever@comcast.net)>;  
[j.malsam@dmssupplyllc.com](mailto:j.malsam@dmssupplyllc.com)  
**Cc:** Jeremy Johnston <[jeremy.johnston@co.kittitas.wa.us](mailto:jeremy.johnston@co.kittitas.wa.us)>;  
Gail Weyand <[gail.weyand.pw@co.kittitas.wa.us](mailto:gail.weyand.pw@co.kittitas.wa.us)>  
**Subject:** RE: VA-21-00005 Malsam - Transmittal of  
Comments/Request Short Site Visit

Chandler Stever Architect,

I believe showing the access easement info on your current drawings with the proposed building envelope would satisfy but I have copied Gail Weyand from Public Works to this e-mail that can clarify what they would need to be satisfied.

Thanks.

**Jeremiah Cromie**  
**Planner I**  
**Kittitas County**  
**Community Development Services**  
411 N. Ruby Street; Suite 2  
Ellensburg, WA 98926  
Office: 509-962-7046  
[jeremiah.cromie@co.kittitas.wa.us](mailto:jeremiah.cromie@co.kittitas.wa.us)

Please Note: In an effort to mitigate the spread of COVID-19 and the Governor's "Healthy Washington- Roadmap to Recovery" 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.

---

**From:** Chandler Stever <[chandlerstever@comcast.net](mailto:chandlerstever@comcast.net)>  
**Sent:** Monday, May 17, 2021 12:35 PM  
**To:** Jeremiah Cromie <[jeremiah.cromie@co.kittitas.wa.us](mailto:jeremiah.cromie@co.kittitas.wa.us)>;  
[j.malsam@dmssupplyllc.com](mailto:j.malsam@dmssupplyllc.com)  
**Cc:** Jeremy Johnston <[jeremy.johnston@co.kittitas.wa.us](mailto:jeremy.johnston@co.kittitas.wa.us)>  
**Subject:** Re: VA-21-00005 Malsam - Transmittal of  
Comments/Request Short Site Visit

**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.

Thanks Jeremiah,

I believe it would not be a problem for you to conduct a site visit at your convenience, the property is vacant. (The owner Jeremy Malsam, copied on this email, should not have any issue with you doing a site visit).

Question for you, Looking over the comments, Regarding the survey, do you need added showing the entirety of the Access easement info or new survey updates in order to complete the variance process?

Let me know on this when you have a chance.

Thanks

Chandler Stever Architect

425-985-2176

On 5/17/2021 11:33 AM, Jeremiah Cromie wrote:

Good morning,

Please see the attached correspondence regarding your variance application. I have mailed a hard copy as well.

I would also like to request a short site visit to look at the property and take a couple photos. Is there a time that would work best for that in the next few weeks?

If you have any questions, feel free to contact me directly.

Thanks.

**Jeremiah Cromie**  
Planner I  
Kittitas County  
Community Development Services  
411 N. Ruby Street; Suite 2  
Ellensburg, WA 98926  
Office: 509-962-7046  
[jeremiah.cromie@co.kittitas.wa.us](mailto:jeremiah.cromie@co.kittitas.wa.us)

Please Note: In an effort to mitigate the spread of

COVID-19 and the Governor's "Healthy Washington-Roadmap to Recovery" 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.

---

The information transmitted by this email is intended only for the person or entity to which it is addressed. This email may contain confidential and/or privileged material. If you are not the intended recipient of this message, be aware that any use, review, retransmission, distribution, or reproduction is strictly prohibited. If you received this in error, please contact the sender immediately and delete the material from all devices.  
message id: 38eb45916c6dcbdac24bb8719d004a14