

From: luke@digs-co.com
To: [Chace Pedersen](mailto:Chace.Pedersen@digs-co.com); Chelsea@digs-co.com
Subject: VA-24-00002 Dunckley response
Date: Tuesday, November 12, 2024 12:55:28 PM
Attachments: [image001.png](#)

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Hi Chace,

Will you review these and then we could have a quick call? I just want to make sure I am doing this all correctly. Thanks, Luke

1. Comments to Connor Armi, Tribal Historic Preservation Officer.

Should we find anything inadvertently we will report it to Kittitas County and the Confederated Tribes of Colville Reservation.

2. Comments to Shane Johnson Kittitas County Health Department.

We have no comment.

3. Mr. Albrecht,

We have no comment.

4. Connie Shupp,

We have no comment.

5. Sun Country HOA Letter

As a response to the Sun Country Maintenance Association's comments on the proposed project, the following are corrections to inaccurate statements:

- The building was purchased as a cabin and adjacent land in May of 2021. The cabin already had both electricity and water hooked up. The building had full plumbing, electricity and heat, and has been connected to a Kittitas Co. Health Department approved septic system dating back to the mid 1980s with As-Builts on file.
- The adjacent land parcel was quit claimed to its current owner, Mr. Albrecht, in September 2021. Neither property owner was aware of a lot line issue at the time of the quit claim, nor did either party seek a professional survey prior to closing.
- The HOA's Architectural committee approved exterior improvements. There were no HOA concerns as it pertained to its intended use as a vacation rental.

- Adequate Water Supply was requested from Mr. Dunckley by Kittitas County Code Enforcement as well as Public Health for processing of a Pre-site Analysis as part of Kittitas County's Compliance requests. To Mr. Dunckley's knowledge the cabin has been hooked up to water since sometime in the Mid 1980's/1990's.
- Mr. Dunckley did work with Bill McDonald (Neighbor) who also had a survey done for his property and to verify Mr. Dunckley's/ Mr. McDonald's property line. Mr. Dunckley was trying to work with Mr. Albrecht (Neighbor) on a lot line adjustment but Mr. Albrecht declined.
- Mr. Dunckley was advised by Laura Kukes, with Kittitas County to first resolve the lot line issue/variance before moving forward on compliance with other noted code violations.

Mr. Dunckley is working with Kittitas County to meet code compliance per Kittitas County's request. The variance is one step of this process.

- There was no professional survey conducted by either property owner at the time of purchase as neither party was aware of a lot line issue until the neighboring property owner, Mr. Albrecht filed for a building permit at which time Mr. Albrecht notified Mr. Dunckley that his builder suspected the cabin was on Mr. Albrecht's property by approximately 0'-3'. This occurred in January 2022. No professional survey was conducted. At this time, no parties were certain of any set back compliance issues.
- Mr. Dunckley corresponded with Mr. Albrecht between January 2022 and August 2023 on multiple occasions in attempts to seek an amicable resolution. Mr. Albrecht indicated he was also seeking solutions. No solutions were agreed upon.

Deborah Rodgers, BPA

We have no comment.

7. Jeremy Larson, - Spoke with Jeremy Larson via phone. His major concerns are life safety for the cabin. He agreed that we should be able to work through and meet necessary requirements.

8. Aaron Lowe, -Chace, with Kittitas County Planning was clarifying with Aaron Lowe that this was not a request for a lot line adjustment to accommodate the small cabin. But a variance request to remove a portion of the cabin so that the remaining portion would be fully located on Mr. Dunckley's property.

Thanks,



Luke Dunckley, Broker

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