

**From:** [Mary Lou Rossman](#)  
**To:** [Zach Torrance-Smith](#)  
**Subject:** FW: Kittitas County  
**Date:** Friday, December 15, 2023 3:55:56 PM

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RE: Intended projects on parcels #057035 & 047035

I have to agree with Mr. Rossman's assessment and concerns with the intended project. Let me first provide some personal background. I'm a retired professional construction project manager and held licenses (businesses) as a general contractor, plumbing and fire sprinkler contractor. I have Industry experience of 40+ years. While it is concerning to see the wholesale cutting down of old growth trees (in-lieu of selective), that ship has sailed. Here are the real remaining concerns that I have considering my property and three others which are located south/west of the project site. These properties are directly down slope of the project site and in the path of its watershed. In addition, there is Spring Creek and several other small creeks that provide control of water flows during rain events and spring thaw. They all end up in the Cle Elum Reservoir. As mentioned in Mr. Rossman's email, the community of Cozy Lane has experienced the negative results from projects up-slope of us. This includes lime ring deposits in our drain channels (culverts).

1. What provisions (BMP's) will be **immediately** put in place to mitigate mud, silt and water migration onto adjacent properties?
2. Considering the acreage affected, I believe a SWPPP is required?
3. If a SWPPP is required for the project, please provide access to the QSD and a copy for review.
4. If a SWPPP is required, it must be supervised by a QSP and updated and revised thru-out the course of construction.
5. If a SWPPP is required, it is imperative that a concrete washout basin be established, monitored and disposed of properly. The lime deposits mentioned above are no doubt the result of concrete washout and/or soil amendments of past projects.
6. As the project progresses, the 4500 square foot structure and **all impervious site improvements** (what is the square footage to be paved? Does the 4500 square foot residence include/exclude a garage? How many out buildings will be built?) will generate more immediate and concentrated storm water runoff than before. Have civil plans been developed for the handling of this accelerated storm water condition? Will basins, percolation pits or some other engineered means be developed to slow or regulate water run off? Will the existing creeks and drainage channels become overwhelmed?

Please let us know what action will be implemented by the Kittitas County Building Department to ensure that the owner of this property is being required to comply with all current building codes and environment requirements.

Best Regards,

Cozy Lane Property Owner

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**From:** Zach Torrance-Smith [mailto:[zach.torrancesmith@co.kittitas.wa.us](mailto:zach.torrancesmith@co.kittitas.wa.us)]  
**Sent:** Thursday, December 14, 2023 1:49 PM  
**To:** rossmans278@gmail.com  
**Subject:** Kittitas County

If you look at the bottom of this email, you should see my email address.

Let me know if you have further questions.

*Zach Torrance-Smith*

*Planner I*

*Kittitas County Community Development Services*

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*Ellensburg, WA 98926*

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