

Jeff Watson

From: Georgios Chrysanthakopoulos <georgechrysanthakopoulos@live.com>
Sent: Sunday, May 29, 2016 8:42 PM
To: Jeff Watson
Cc: gyllingconsulting@fairpoint.net; tyrcramer@romein.com
Subject: FW: Mitchell (SP-16-00001) short plat notice dated May 18, 2016
Attachments: IMG_20160529_162505618.jpg

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Jeff, please also include the following in the public record / comments, associated with the short plat application. I took pictures of the seasonal wetland / pond, in one of the sections proposed in the short plat. Myself and other owners feel this location needs to be protected and it currently does not appear to be listed as a sensitive area / wetland, in the short plat application.

Please follow this link:

https://onedrive.live.com/redirect?resid=BBCE91F3A583D384!3285&authkey=!ALbQ6itxlt_KzA&ithint=folder%2cjpg

Also I attached one of the images.

You can clearly see the seasonal pond, and it appears it has recently dried for the season. Last year, when we hiked around there in April, it was full of water.

Notice that pond is visible from Google Earth satellite images as well :)

<https://www.google.com/maps/place/47%C2%B010'34.9%22N+120%C2%B045'37.5%22W/@47.1763589,-120.7609835,205m/data=!3m2!1e3!4b1!4m5!3m4!1s0x0:0x0!8m2!3d47.176358!4d-120.760415>

thank you

g

From: ben.wildman@comcast.net
To: gyllingconsulting@fairpoint.net
CC: clellum2003@msn.com; ljccates37@gmail.com; judy@tobinbaker.net; kristine@ilovewaterfront.net; tom@thamerlinck.com; tyrcramer@romein.com; mbaker@sbwconsulting.com; eric.chipps@soundtransit.org; gylling@fairpoint.net; georgechrysanthakopoulos@live.com; gailgrinnell@comcast.net
Subject: RE: Mitchell (SP-16-00001) short plat notice dated May 18, 2016
Date: Sat, 28 May 2016 11:31:01 -0700

Jim, thank you for your persistence and follow-up to submit our collective comments to Jeff and informing us of the follow-up response.

To the group of communicators, Gail would like to be re-added to the distribution list on these communications. Her address is gailgrinnell@comcast.net

Thanks.

Ben

From: Gylling Consulting, Inc. [<mailto:gyllingconsulting@fairpoint.net>]
Sent: Friday, May 27, 2016 10:40 PM
To: clellum2003@msn.com; ljcat37@gmail.com; C; 'Judy Tobin'; kristine@ilovewaterfront.net; tom@thamerlinck.com; 'Patti Jim Gylling'; ben.wildman@comcast.net; 'Theiline W Cramer'; 'George C'; 'Chipps, Eric'
Subject: FW: Mitchell (SP-16-00001) short plat notice dated May 18, 2016

fyi

Jim H Gylling
Gylling Consulting, Inc.
509-499-8194 cell

From: Jeff Watson [<mailto:jeff.watson@co.kittitas.wa.us>]
Sent: Thursday, May 26, 2016 1:24 PM
To: 'Gylling Consulting, Inc.' <gyllingconsulting@fairpoint.net>
Subject: RE: Mitchell (SP-16-00001) short plat notice dated May 18, 2016

I have received your comments and enter them into the record for consideration during the decision making process.

Jeffrey A. Watson
Planner II
[Community Development Services](http://www.communitydevelopment.com)
411 North Ruby
Ellensburg WA 98926
jeff.watson@co.kittitas.wa.us
509-933-8274

From: Gylling Consulting, Inc. [<mailto:gyllingconsulting@fairpoint.net>]
Sent: Wednesday, May 25, 2016 6:30 PM
To: Jeff Watson
Cc: clellum2003@msn.com; ljcat37@gmail.com; mbaker@sbwconsulting.com; judy@tobinbaker.net; eric.chipps@soundtransit.org; kristine@ilovewaterfront.net; tom@thamerlinck.com; tycramer@romein.com; Patti / Jim Gylling; ben.wildman@comcast.net; 'George C'
Subject: RE: Mitchell (SP-16-00001) short plat notice dated May 18, 2016

Jeff-

Several HVT Owners would like an opportunity to meet with you to discuss our collective concerns. Can you provide several dates and times that work for you and we'll coordinate with the HVT Owners.

Thank you for your consideration-

Jim H Gylling

Gylling Consulting, Inc.
509-499-8194 cell

From: Gylling Consulting, Inc. [<mailto:gyllingconsulting@fairpoint.net>]
Sent: Wednesday, May 25, 2016 7:23 AM
To: 'jeff.watson@co.kittitas.wa.us' <jeff.watson@co.kittitas.wa.us>
Cc: 'clellum2003@msn.com' <clellum2003@msn.com>; 'ljcates37@gmail.com' <ljcates37@gmail.com>; 'mbaker@sbwconsulting.com' <mbaker@sbwconsulting.com>; 'judy@tobinbaker.net' <judy@tobinbaker.net>; 'eric.chipps@soundtransit.org' <eric.chipps@soundtransit.org>; 'kristine@ilovewaterfront.net' <kristine@ilovewaterfront.net>; 'tom@thamerlinck.com' <tom@thamerlinck.com>; 'tycramer@romein.com' <tycramer@romein.com>; Patti / Jim Gylling (gylling@fairpoint.net) <gylling@fairpoint.net>; 'ben.wildman@comcast.net' <ben.wildman@comcast.net>; 'George C' <georgechrysanthakopoulos@live.com>
Subject: RE: Mitchell (SP-16-00001) short plat notice dated May 18, 2016
Importance: High

Jeff-

Please find attached a coordinated letter which ten(10) Hidden Valley Terrace Owners presented to the Mitchell's. I do not believe there will be much constructive discussion.

This is the HVT Owner's official response to the Mitchell (SP-16-00001) short plat application.

Please reply, thus acknowledging receipt, thank you.

Jim H Gylling

Gylling Consulting, Inc.
509-499-8194 cell

From: Gylling Consulting, Inc. [<mailto:gyllingconsulting@fairpoint.net>]
Sent: Tuesday, May 24, 2016 8:48 AM
To: 'jeff.watson@co.kittitas.wa.us' <jeff.watson@co.kittitas.wa.us>
Cc: 'clellum2003@msn.com' <clellum2003@msn.com>; 'ljcates37@gmail.com' <ljcates37@gmail.com>; 'mbaker@sbwconsulting.com' <mbaker@sbwconsulting.com>; 'judy@tobinbaker.net' <judy@tobinbaker.net>; 'eric.chipps@soundtransit.org' <eric.chipps@soundtransit.org>; 'kristine@ilovewaterfront.net' <kristine@ilovewaterfront.net>; 'tom@thamerlinck.com' <tom@thamerlinck.com>; 'tycramer@romein.com' <tycramer@romein.com>; Patti / Jim Gylling (gylling@fairpoint.net) <gylling@fairpoint.net>; 'ben.wildman@comcast.net' <ben.wildman@comcast.net>; 'George C' <georgechrysanthakopoulos@live.com>; 'Gylling Consulting, Inc.' <gyllingconsulting@fairpoint.net>
Subject: Mitchell (SP-16-00001) short plat notice dated May 18, 2016

Mr. Watson-

For your information. The Hidden Valley Terrace Owner's group (all copied above) presented a coordinated letter of concerns to Ron and Deb Mitchell yesterday, May 23rd. It is our hope that we will resolve to the

satisfaction of both interests (Mitchell's and the collective HVT Owner group) these concerns prior to the county's written comment suspense date of June 2nd. If not, it will be our intent to forward these collective concerns to you.

The Hidden Valley Terrace list of Owners are:

Lot B1	Feeney
Lot B2	Cates
Lot B3	Baker/Tobin and Wildman/Grinnell
Lot B4	Chippis
Lot C1-Lot1	Gylling
Lot C1-Lot 3	Hamerlinck
Lot C2	Thompson
Lot C3	Cramer
Lot C4 West	Chrysanthakopoulos

Lot C1-Lot 2 Stienkoenig- no response

Lot C4 East Mitchell current Owner, we understand they are close to closing with a new owner.

Jim H Gylling

Gylling Consulting, Inc.

509-499-8194 cell

Notice: All email sent to this address will be received by the Kittitas County email system and may be subject to public disclosure under Chapter 42.56 RCW and to archiving and review.

message id: 38eb45916c6dcbdac24bb8719d004a14

Jeff Watson

From: Georgios Chrysanthakopoulos <georgechrysanthakopoulos@live.com>
Sent: Friday, May 27, 2016 11:05 PM
To: Jeff Watson
Cc: gyllingconsulting@fairpoint.net
Subject: FW: Mitchell (SP-16-00001) short plat notice dated May 18, 2016

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Jeff, this is regarding the Mitchell Short Plat application. I am one of the owners in Hidden Valley.

I reviewed the county code and found what might be an issue that should not be overlooked during the review process:

One of the lots in the short plat appears to violate the following section of the Kittitas county code, title 17, forest and range:

http://www.co.kittitas.wa.us/boc/countycode/title17.aspx#Chapter_17.56

See section 050, part 2, the length to width ratio.

17.56.050 Lot - Width.

1. No parcel created after the adoption of the ordinance codified in this chapter shall have a length-width dimension less than five hundred (500) feet unless the parcel is approved under provisions established in Section 17.56.040 2 and 3.
2. No platted parcel shall have dimensions in excess of a 4:1 length by width ratio. (Ord. 2013-001, 2013; Ord. 2007-22, 2007; Ord. 92-6 (part), 1992; Res. 83-10, 1983)

thank you

g

From: gyllingconsulting@fairpoint.net
To: clellum2003@msn.com; ljccates37@gmail.com; mbaker@sbwconsulting.com; judy@tobinbaker.net; kristine@ilovewaterfront.net; tom@thamerlinck.com; gylling@fairpoint.net; ben.wildman@comcast.net; tyrcramer@romein.com; georgechrysanthakopoulos@live.com; eric.chipps@soundtransit.org
Subject: FW: Mitchell (SP-16-00001) short plat notice dated May 18, 2016
Date: Fri, 27 May 2016 22:40:27 -0700

fyi

Jim H Gylling
Gylling Consulting, Inc.
509-499-8194 cell

From: Jeff Watson [mailto:jeff.watson@co.kittitas.wa.us]
Sent: Thursday, May 26, 2016 1:24 PM
To: 'Gylling Consulting, Inc.' <gyllingconsulting@fairpoint.net>
Subject: RE: Mitchell (SP-16-00001) short plat notice dated May 18, 2016

I have received your comments and enter them into the record for consideration during the decision making process.

Jeffrey A. Watson
Planner II
[Community Development Services](#)
411 North Ruby
Ellensburg WA 98926
jeff.watson@co.kittitas.wa.us
509-933-8274

From: Gylling Consulting, Inc. [mailto:gyllingconsulting@fairpoint.net]
Sent: Wednesday, May 25, 2016 6:30 PM
To: Jeff Watson
Cc: clellum2003@msn.com; ljccates37@gmail.com; mbaker@sbwconsulting.com; judy@tobinbaker.net; eric.chipps@soundtransit.org; kristine@ilovewaterfront.net; tom@thamerlinck.com; tyrcramer@romein.com; Patti / Jim Gylling; ben.wildman@comcast.net; 'George C'
Subject: RE: Mitchell (SP-16-00001) short plat notice dated May 18, 2016

Jeff-

Several HVT Owners would like an opportunity to meet with you to discuss our collective concerns. Can you provide several dates and times that work for you and we'll coordinate with the HVT Owners.

Thank you for your consideration-

Jim H Gylling

Gylling Consulting, Inc.
509-499-8194 cell

From: Gylling Consulting, Inc. [<mailto:gyllingconsulting@fairpoint.net>]

Sent: Wednesday, May 25, 2016 7:23 AM

To: 'jeff.watson@co.kittitas.wa.us' <jeff.watson@co.kittitas.wa.us>

Cc: 'clellum2003@msn.com' <clellum2003@msn.com>; 'ljcates37@gmail.com' <ljcates37@gmail.com>; 'mbaker@sbwconsulting.com' <mbaker@sbwconsulting.com>; 'judy@tobinbaker.net' <judy@tobinbaker.net>; 'eric.chipps@soundtransit.org' <eric.chipps@soundtransit.org>; 'kristine@ilovewaterfront.net' <kristine@ilovewaterfront.net>; 'tom@thamerlinck.com' <tom@thamerlinck.com>; 'tycramer@romein.com' <tycramer@romein.com>; Patti / Jim Gylling (gylling@fairpoint.net) <gylling@fairpoint.net>; 'ben.wildman@comcast.net' <ben.wildman@comcast.net>; 'George C' <georgechrysanthakopoulos@live.com>

Subject: RE: Mitchell (SP-16-00001) short plat notice dated May 18, 2016

Importance: High

Jeff-

Please find attached a coordinated letter which ten(10) Hidden Valley Terrace Owners presented to the Mitchell's. I do not believe there will be much constructive discussion.

This is the HVT Owner's official response to the Mitchell (SP-16-00001) short plat application.

Please reply, thus acknowledging receipt, thank you.

Jim H Gylling

Gylling Consulting, Inc.
509-499-8194 cell

From: Gylling Consulting, Inc. [<mailto:gyllingconsulting@fairpoint.net>]

Sent: Tuesday, May 24, 2016 8:48 AM

To: 'jeff.watson@co.kittitas.wa.us' <jeff.watson@co.kittitas.wa.us>

Cc: 'clellum2003@msn.com' <clellum2003@msn.com>; 'ljcates37@gmail.com' <ljcates37@gmail.com>; 'mbaker@sbwconsulting.com' <mbaker@sbwconsulting.com>; 'judy@tobinbaker.net' <judy@tobinbaker.net>; 'eric.chipps@soundtransit.org' <eric.chipps@soundtransit.org>; 'kristine@ilovewaterfront.net' <kristine@ilovewaterfront.net>; 'tom@thamerlinck.com' <tom@thamerlinck.com>; 'tycramer@romein.com' <tycramer@romein.com>; Patti / Jim Gylling (gylling@fairpoint.net) <gylling@fairpoint.net>; 'ben.wildman@comcast.net' <ben.wildman@comcast.net>; 'George C' <georgechrysanthakopoulos@live.com>; 'Gylling Consulting, Inc.' <gyllingconsulting@fairpoint.net>

Subject: Mitchell (SP-16-00001) short plat notice dated May 18, 2016

Mr. Watson-

For your information. The Hidden Valley Terrace Owner's group (all copied above) presented a coordinated letter of concerns to Ron and Deb Mitchell yesterday, May 23rd. It is our hope that we will resolve to the satisfaction of both interests (Mitchell's and the collective HVT Owner group) these concerns prior to the

county's written comment suspense date of June 2nd. If not, it will be our intent to forward these collective concerns to you.

The Hidden Valley Terrace list of Owners are:

Lot B1 Feeney

Lot B2 Cates

Lot B3 Baker/Tobin and Wildman/Grinnell

Lot B4 Chipps

Lot C1-Lot1 Gylling

Lot C1-Lot 3 Hamerlinck

Lot C2 Thompson

Lot C3 Cramer

Lot C4 West Chrysanthakopoulos

Lot C1-Lot 2 Stienkoenig- no response

Lot C4 East Mitchell current Owner, we understand they are close to closing with a new owner.

Jim H Gylling

Gylling Consulting, Inc.

509-499-8194 cell

Notice: All email sent to this address will be received by the Kittitas County email system and may be subject to public disclosure under Chapter 42.56 RCW and to archiving and review.

message id: 38eb45916c6dcbdac24bb8719d004a14

