

April 16th, 2021

Ahlers (SF-21-00005)

To Kelly Bacon:

I am in receipt of a Notice of Application for a 25,652 square foot building pad for John and Lynn Ahlers.

I am providing comments as an owner of an adjoining piece of property.

I recently built a home in the same AO floodplain as the subject property. I was required to follow all the Kittitas County rules and regulations regarding flood plain development before I started construction. I find it concerning that Mr. Ahlers took it upon himself to bring in fill and the storage of construction materials prior to any approval from Kittitas County. His actions have created a potential flood hazard to my property as nothing was done to properly account for the displacement of flood water his fill would create.

I am in receipt of Mr. Ahlers grading permit application. He states that the fill brought in was less than 500 cu yards based on a mathematical worksheet he provided. He also provided a map with dimensions showing the size of the floodplain area that was filled, 170' x 80'; exhibit A. Based on the worksheet he provided, he states 262 cubic yards of fill, based on 170' x 80' area with an average .5' of pit run fill and an average of 1.5' of gravel fill (per his notes) would equate to 938 +/- cubic yards of fill; exhibit B. Based on Kittitas County Department of Public Works Clearing and Grading Ordinance Exemption Flowchart, this amount of fill requires an engineered grading permit and a SEPA review, exhibit C. I do not see any record of an engineered grading permit or SEPA review in this application.

It is concerning to me that my and my neighboring properties are being jeopardized. This entire issue and all future liabilities could simply be remedied by moving this proposed slab south just out of the flood plain. That area is higher and is removed from the floodplain, thus not allowing future flood water to be displaced onto the neighboring properties to the north.

I am also overly concerned that the lack of interest in public safety will continue if this project is approved inside the flood zone. This neighbor has already proved that he will do as he pleases until caught. There are currently materials inside the flood zone that encroach on our property lines, closer than 15-foot setback. There are metal buoys that would float away causing serious harm and property damage in the event of a flood. There is mechanical equipment with hydraulics and engines that would be hazardous if they were introduced to flood waters. pictures attached.

I urge the County to deny the application for this storage platform inside the flood zone and recommend it be moved south outside the flood zone to protect the public from any future mishandling of the flood zone.

Regards,

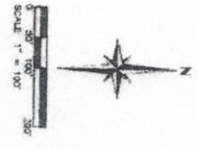
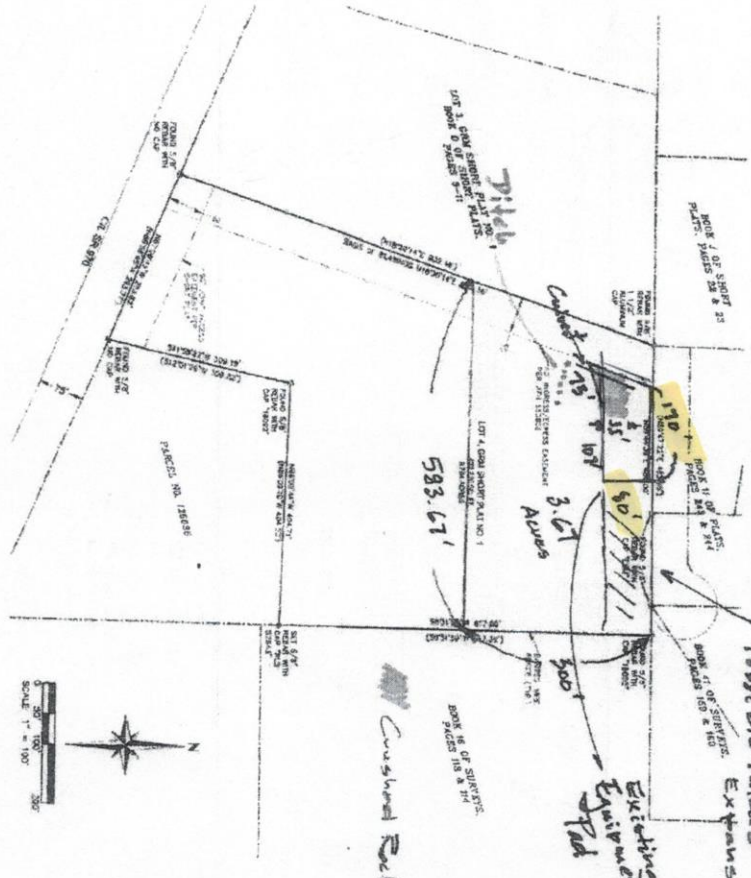
Thad Vaughn
1717 SR 970, Cle Elum, WA
(509) 674-6370

Exhibit "A"

1/17

11/01/2018 02:17:08 PM V. 42 P. 137 201810180004
 Page 1 of 1

A PORTION OF THE E 1/2 OF THE NW 1/4 OF SECTION 31, TOWNSHIP 20 NORTH, RANGE 16 EAST, W.M.,
 KITTITAS COUNTY, WASHINGTON



GENERAL NOTES

1. THE BOUNDARIES OF THIS SURVEY ARE TO CORNER AND MARK THE EXTENT OF THE SURVEYED TRACTS OF LAND.
2. THE SURVEYING INSTRUMENTS USED WERE CALIBRATED AT THE TIME OF SURVEY AND FOUND TO BE ACCURATE.
3. THE INFORMATION ON THIS MAP REPRESENTS THE BEST OF OUR KNOWLEDGE AND BELIEF AT THE TIME OF SURVEY.
4. ALL INDUMENTS, BOOKS, RECORDS, DEEDS, ETC., LOCATED DURING THE COURSE OF THIS SURVEY.
5. THE BOUNDARIES OF THIS SURVEY DO NOT SHOW ALL EMBLEMENTS, ENCUMBRANCES OR RESTRICTIONS OF RECORD OR OTHERWISE.
6. THE BOUNDARIES OF THIS SURVEY ARE SHOWN AS IMPROVED ALONG THE EAST LINE OF THIS SURVEY.
7. AS PER TITLE CERTAIN SHORT PLAT RECORDED IN BOOK 0 OF SHORT PLAT PAGES 5-11.

LEGAL DESCRIPTION

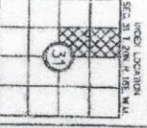
LOT 4, AN UNDIVIDED PORTION OF THE GDM SHORT PLAT NO. 1, AS RECORDED IN BOOK 0 OF SHORT PLAT PAGES 5-11, IN SECTION 31, TOWNSHIP 20 NORTH, RANGE 16 EAST, W.M., KITTITAS COUNTY, WASHINGTON.

REFERENCES

- R1. GDM SHORT PLAT NO. 1
- R2. RECORD OF SURVEY PAGES 5-11
- R3. RECORD OF SURVEY PAGES 1-2 & 1-4
- R4. RECORD OF SURVEY PAGES 1-8 & 1-9
- R5. RECORD OF SURVEY PAGES 2-2 & 2-4
- R6. SHORT PLAT NO. 1
- R7. RECORD OF SURVEY PAGES 2-2 & 2-3

LEGEND

- FOUND MONUMENT AS NOTED
- SET BY FROM FOOT MEASUREMENT
- () RECORD INFORMATION



AUDITOR'S CERTIFICATE 20181101044
 I HEREBY CERTIFY THAT THE ABOVE IS A TRUE AND CORRECT COPY OF THE ORIGINAL RECORD AS FILED IN THE OFFICE OF THE COUNTY CLERK OF KITTITAS COUNTY, WASHINGTON, ON 11/01/2018 AT 2:17 PM.

RECORD OF SURVEY
 KITTITAS COUNTY TAX PARCEL NO. 083636
 LOT 4, GDM SHORT PLAT NO. 1
 JOHN & LYNN AULBERS

SUBMITTED BY: SN DUTMAN, JR., MAJOR SURVEYOR
 DATE: OCT. 2018
 APPROX. JOB NO.: 1552122
 FUND NAME: 15521220000000000000

SHEET 1 OF 1
 SURVEY & MAPPING
 1

Attachment B

EXHIBIT "B"

VTA 6/16

Quantity Calculations (Estimates)

EXISTING (1) Duff Removal (.2') (Excavation)

$$\frac{170' \times 85' \times 0.2'}{27 \text{ cy}} = 107 \text{ cy } \checkmark$$

(2) Gravel Fill:

(a) Pit Run (.5')

$$\frac{170 \times 80 \times .5}{27} = 252 \text{ cy } \checkmark$$

(b) Crushed Rock (Ave 1.5')

$$\frac{(52 + 73) \times 35}{2} \times \frac{1.5}{27} = 122 \text{ cy}$$

793.3
YARDS

(3) Net Import

$$252 \text{ cy} + 122 \text{ cy} - 107 = 267 \text{ cy}$$

793.3

938.3 cy

FUTURE

Assume remove .2' and build .5 pad = net .3'

$$\frac{313 \times 80' \times .3}{27} = \underline{\underline{278 \text{ cy}}}$$

Attachment C

EXHIBIT "C" #1



KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS

Clearing and Grading Ordinance Exemption Flowchart

For specific applicability requirements, refer to KCC 14.05.050 and 14.05.060
Adopted December 2, 2014

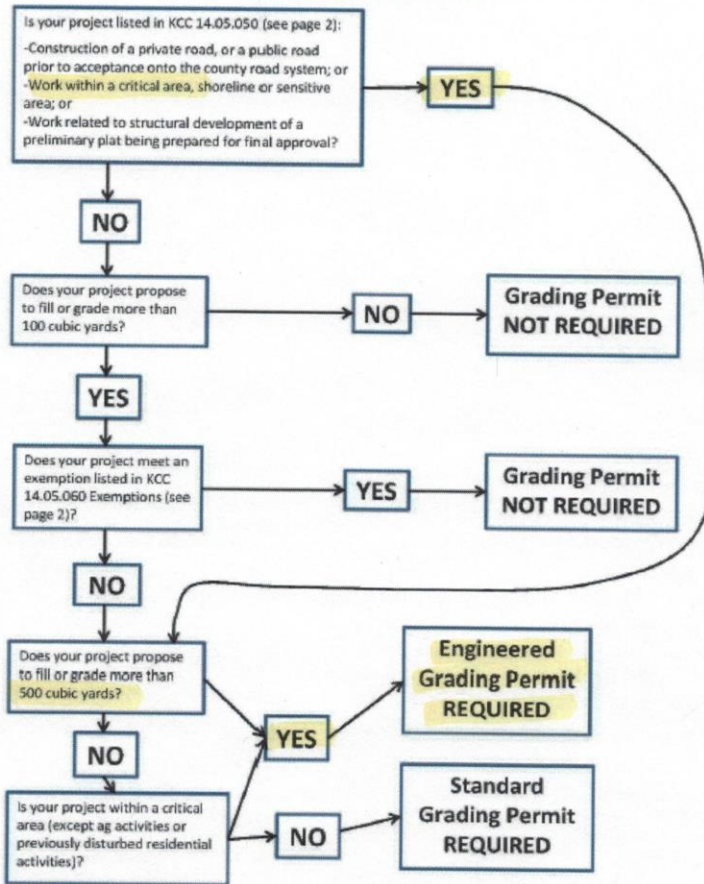
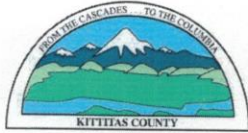


EXHIBIT "C" #2



KITITAS COUNTY
DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: John & Lynn Ahlers
CC: Arden Thomas, Water Resource Manager
FROM: Zachery Peebles, Engineering Technician I
DATE: July 20, 2020
SUBJECT: Grading Permit GP-20-00009

Grading:

Review of grading permit GP-20-00009 determined an engineered grading permit is required. FEMA identifies the affected area of parcel 080836 to be within the 100-year floodplain. Work located within a critical area requires an engineered grading permit (See attachment 1).

Applications for projects involving engineered grading require an engineered grading plan based on an engineering report. Engineered grading plans shall be prepared and stamped by an engineering geologist, geotechnical engineer or civil engineer licensed to work in the State of Washington. The engineering grading plan and report should specifically address the appropriate culvert size for the ditch along the access road.

WHERE IS THE STAMPED ENGINEERING PLAN? I DO NOT SEE THAT A CIVIL ENGINEER OR SURVEY COMPANY HAS DETERMINED MR. AHLERS FIGURES CORRECT NOR DO I SEE ANY REPORT STATING PROPOSED CULVERT SIZE.



