

From: [Aaron Mostofi](#)
To: [Dusty Pilkington](#)
Subject: RE: VA-16-00001 Mostofi
Date: Wednesday, October 12, 2016 12:55:01 PM



Please let me know once he has.

--Aaron

From: Dusty Pilkington [mailto:dusty.pilkington@co.kittitas.wa.us]
Sent: Wednesday, October 12, 2016 8:10 AM
To: Aaron Mostofi <Aaron.Mostofi@microsoft.com>
Subject: RE: VA-16-00001 Mostofi

It is the last step on our end, and it looks like he will approve it. After the variance is signed, we are required by law to post notice of the decision to newspapers, and to notify any parties of record. Parties of record include any agency or County department that provided comment on the proposal, as well as any owners of adjacent properties. These parties will have 10 working days to file an appeal to the Board of County Commissioners. If no appeals are filed, then the variance is final.

The 10 working day appeal period will start tomorrow.

Thanks,

Dusty Pilkington
Planner I
Kittitas County Community Development Services
411 N Ruby St # 4, Ellensburg, WA 98926
(509) -962-7079
dusty.pilkington@co.kittitas.wa.us

From: Aaron Mostofi [mailto:Aaron.Mostofi@microsoft.com]
Sent: Tuesday, October 11, 2016 11:46 PM
To: Dusty Pilkington
Subject: RE: VA-16-00001 Mostofi

BTW, how long do we expect before we get an answer back from him? Also, is that the last step?

--Aaron

From: Aaron Mostofi
Sent: Tuesday, October 11, 2016 11:45 PM
To: 'Dusty Pilkington' <dusty.pilkington@co.kittitas.wa.us>

Cc: Michael Flory <mike.flory@co.kittitas.wa.us>

Subject: RE: VA-16-00001 Mostofi

Thank you, Dusty.

--Aaron

From: Dusty Pilkington [<mailto:dusty.pilkington@co.kittitas.wa.us>]

Sent: Tuesday, October 11, 2016 8:32 AM

To: Aaron Mostofi <Aaron.Mostofi@microsoft.com>

Cc: Michael Flory <mike.flory@co.kittitas.wa.us>

Subject: RE: VA-16-00001 Mostofi

Aaron,

Now that I have this final bit, I will be writing this up to pass along to the Planning Official for his consideration and possible approval. I will let you know as soon as I know.

Dusty Pilkington
Planner I
Kittitas County Community Development Services
411 N Ruby St # 4, Ellensburg, WA 98926
(509) -962-7079
dusty.pilkington@co.kittitas.wa.us

From: Michael Flory

Sent: Tuesday, October 11, 2016 8:29 AM

To: 'Aaron Mostofi'

Cc: Dusty Pilkington; Steph Mifflin; Kathy Boots (CD); Chelsea Benner; Ayanna Mostofi
(ayannamos@yahoo.com)

Subject: RE: VA-16-00001 Mostofi

Aaron,

I don't think I've seen a better method of mapping out the slope and providing us the exact dimensions as this.

Even some geo-techs provide less than this!

I especially loved the last picture with the "hip equipment". Definitely a must when out in the woods.

I have shared this with our office and this more than suffices for proof of meeting slope and setbacks to slopes.

No additional information is required regarding setbacks to slopes.

Thanks again Aaron and I'm glad you enjoyed the field work.

Best regards,

Michael Flory
Certified Building Official

Kittitas County Community Development Services
411 N Ruby Street Suite 2
Ellensburg, WA 98926
mike.flory@co.kittitas.wa.us
P: 509.933.8222
F: 509.962.7682



"Building Partnerships-Building Communities"

From: Aaron Mostofi [<mailto:Aaron.Mostofi@microsoft.com>]
Sent: Monday, October 10, 2016 2:50 AM
To: Michael Flory
Cc: Dusty Pilkington; Steph Mifflin; Kathy Boots (CD); Chelsea Benner; Ayanna Mostofi (ayannamos@yahoo.com)
Subject: RE: VA-16-00001 Mostofi

Thank you, again, Mr. Flory for the opportunity to clarify the slope at the site. Minus the long drive, it was actually a fun project (I'm a math geek, so any excuse to use trigonometry is a bonus).

Please find attached:

- Cross Section #1
- Cross Section #2
- Site Plan adjusted to show Cross Sections 1 and 2
- A table of the individual measurements taken and corresponding math
- A few random images of us measuring

Method: We took a 16' 2x4 and used a very precise digital level (a \$400 Stabila level) to take

individual angle readings each 16'. (You'll notice a few readings were shorter than 16' as the terrain or fallen logs prevented a straight shot.)

Please let me know if this meets your expectations and the relevant code.

--Aaron

From: Aaron Mostofi
Sent: Wednesday, October 5, 2016 12:24 AM
To: 'Michael Flory' <mike.flory@co.kittitas.wa.us>
Cc: Dusty Pilkington <dusty.pilkington@co.kittitas.wa.us>; Steph Mifflin <stephanie.mifflin@co.kittitas.wa.us>; Kathy Boots (CD) <kathy.boots.cd@co.kittitas.wa.us>; Chelsea Benner <chelsea.benner@co.kittitas.wa.us>; Ayanna Mostofi (ayannamos@yahoo.com) <ayannamos@yahoo.com>
Subject: RE: VA-16-00001 Mostofi

Mr. Flory, I had a chance to read the attached section of code. Thank you again for sending it. It mentions a 1-in-3 (33% slope). The area in question is not even CLOSE to that. It is somewhere between 1-in-10 (10%) and 1-in-15 (6.67%) at worst. (There is AT MOST a 25-foot rise in the cleared area that is over 150 long in the steepest direction... and it is probably more like 15 feet.)

I will head up to the site this weekend and take accurate measures and pictures and send them for your review first thing on Monday morning.

Thank you for your consideration and help in the matter.

--Aaron

From: Michael Flory [<mailto:mike.flory@co.kittitas.wa.us>]
Sent: Tuesday, October 4, 2016 3:12 PM
To: Aaron Mostofi <Aaron.Mostofi@microsoft.com>
Cc: Dusty Pilkington <dusty.pilkington@co.kittitas.wa.us>; Steph Mifflin <stephanie.mifflin@co.kittitas.wa.us>; Kathy Boots (CD) <kathy.boots.cd@co.kittitas.wa.us>; Chelsea Benner <chelsea.benner@co.kittitas.wa.us>; Ayanna Mostofi (ayannamos@yahoo.com) <ayannamos@yahoo.com>
Subject: RE: VA-16-00001 Mostofi

Hi Aaron,

Dusty will have to address the variance for you.

Best regards,

Michael Flory

Certified Building Official

Kittitas County Community Development Services
411 N Ruby Street Suite 2
Ellensburg, WA 98926
mike.flory@co.kittitas.wa.us
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F: 509.962.7682



"Building Partnerships-Building Communities"

From: Aaron Mostofi [<mailto:Aaron.Mostofi@microsoft.com>]
Sent: Tuesday, October 04, 2016 2:15 PM
To: Michael Flory
Cc: Dusty Pilkington; Steph Mifflin; Kathy Boots (CD); Chelsea Benner; Ayanna Mostofi (ayannamos@yahoo.com)
Subject: RE: VA-16-00001 Mostofi

Wow... I hope all is well with your family, Michael. No apology necessary. Family first. This stuff can wait.

Thank you so much for your consideration of my request and, yes, that does help.

I glanced at the attachment and it makes sense. I'll read the code and draw something similar up and send to you (and company) for review.

It may take me a few days (as I'll likely have to drive back to the site to make a few measurements to be sure to get it right).

Is there any reason not to proceed with the variance? In other words, do we agree that approval of the variance is orthogonal as to whether or not we end up need a geo-tech survey?

--Aaron

From: Michael Flory [<mailto:mike.flory@co.kittitas.wa.us>]
Sent: Tuesday, October 4, 2016 1:20 PM

To: Aaron Mostofi <Aaron.Mostofi@microsoft.com>
Cc: Dusty Pilkington <dusty.pilkington@co.kittitas.wa.us>; Steph Mifflin <stephanie.mifflin@co.kittitas.wa.us>; Kathy Boots (CD) <kathy.boots.cd@co.kittitas.wa.us>; Chelsea Benner <chelsea.benner@co.kittitas.wa.us>
Subject: RE: VA-16-00001 Mostofi

Hello Aaron,

I apologize for not getting back to you sooner. I had a family emergency to address. Dusty came in to see me yesterday regarding your property and your concern of geo-tech and engineering requirements.

After looking at your site layout and the topo maps, nearest I can tell, you may very well be building outside the steep slope area of your property. Our GIS mapping may not be entirely accurate so we like to error on the side of caution.

I am attaching the section of code we use to determine if a building site requires geo-tech engineering.

If you supply a good cross section of the property and proposed building foundation (similar to the attached picture) we could make the determination that you do or do not meet these requirements. If however our inspectors on site for the first footing inspection determine otherwise, if perhaps the building were moved or shifted too close to a setback, geo-tech could still be required.

Does that help?

Michael Flory
Certified Building Official

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"Building Partnerships-Building Communities"

From: Aaron Mostofi [<mailto:Aaron.Mostofi@microsoft.com>]
Sent: Wednesday, September 28, 2016 6:08 PM
To: Michael Flory
Cc: Dusty Pilkington
Subject: RE: VA-16-00001 Mostofi

Oops... forgot to include the attachment. Adding now.

From: Aaron Mostofi
Sent: Wednesday, September 28, 2016 6:07 PM
To: 'mike.flory@co.kittitas.wa.us' <mike.flory@co.kittitas.wa.us>
Cc: 'Dusty Pilkington' <dusty.pilkington@co.kittitas.wa.us>
Subject: RE: VA-16-00001 Mostofi

Mr. Flory,

If I may I introduce myself: My name is Aaron Mostofi and I'm the land owner of the various being considered here. I look forward to making your acquaintance as I have met so many others during this process that is quite new to me.

I have a few questions around your request for a "full geo-tech and soils report" as I'm told this is quite expensive and I'm trying to understand why you may be requiring this. You indicated in your response below that it is due to the "steep slopes" on the property. Can you help me understand how steep a slope must be before you require such and how far you must be from that slope before you don't require such?

I'm asking because while most of the property is steep and such a request would make sense for building nearly anywhere on the property, the site I'm looking to build on is very flat with about 1' of rise every 10' or so and is well over a hundred feet away from where the property begins to get steep. The property starts to get steep just slightly west of the bisecting forest road (4818) and continues steeper and steeper up the slope to the east. The road has been there for decades and provides an additional "barrier" to anything the slope might "throw at me".

Please see the attached image that shows where I'm looking to build (orange box) and gives a cross-section view of the hillside. The drawn red line indicates where it starts to get somewhat steep at all and the forest road marks the point beyond which it is very steep.

Not sure if this is super helpful, but here's an aerial fly-over that you can, in the first 40 seconds, see the portion of land and the clearing and how flat it is in the clearing:

<https://www.youtube.com/watch?v=HbKzSxqt8Go>

Perhaps you'd be willing to come look at the property real briefly? I'm confident that if you saw it you'd realize how flat it is at and around the building site.

--Aaron

From: Dusty Pilkington [<mailto:dusty.pilkington@co.kittitas.wa.us>]
Sent: Wednesday, September 28, 2016 1:29 PM
To: Aaron Mostofi <Aaron.Mostofi@microsoft.com>
Subject: FW: VA-16-00001 Mostofi

Mr. Mostofi,

Below is the message the building official Mike Flory sent me, along with his contact information. I am writing the engineering conditions into the variance right now, but I can hold off on finishing it and getting it signed until after you have had the opportunity to contact Mike and see if I need to revise it. Mike will be out of the office much of this week due to some family issues, but he may be answering his email.

Thanks,

Dusty Pilkington
Planner I
Kittitas County Community Development Services
411 N Ruby St # 4, Ellensburg, WA 98926
(509) -962-7079
dusty.pilkington@co.kittitas.wa.us

From: Michael Flory
Sent: Tuesday, September 06, 2016 11:17 AM
To: Dusty Pilkington
Subject: RE: VA-16-00001 Mostofi

RE: VA-16-00001 Mostofi

Dusty,

Thank you for the opportunity to comment on the above listed Variance Application.

After review of the variance application, I have the following comments:

1. The CDS Building Division has no objection for the applicant to encroach into the setback. Distance to be determined by Planning Division.
2. Due to steep slopes on the property, full geo-tech and soils report is required as well

as engineered building plans.

Please don't hesitate to contact me should you have any further questions.

Michael Flory
Certified Building Official

Kittitas County Community Development Services
411 N Ruby Street Suite 2
Ellensburg, WA 98926
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F: 509.962.7682



"Building Partnerships-Building Communities"

From: Dusty Pilkington
Sent: Tuesday, August 30, 2016 10:14 AM
To: Josh Hink; Julie Kjorsvik; Lisa Iammarino; Holly Myers; Lisa Lawrence; Kelly Bacon; Brent.Renfrow@dfw.wa.gov; Scott.Downes@dfw.wa.gov; Nelson, Jennifer L (DFW); Michael Flory; Lou Whitford; Amber Green; Mau, Russell E (DOH); Josh Hink; montgomeryr@cersd.org; wargog@cersd.org; Steph Mifflin; Lucas Huck; Kim Dawson; Lisa Lawrence; sepa@dahp.wa.gov; linda.hazlett@dnr.wa.gov; cindy.preston@dnr.wa.gov; rivers@dnr.wa.gov; brooksideconsulting@gmail.com; tribune@nkctribune.com; Joanna Markell; Clear, Gwen (ECY); jorgenja@cwu.edu
Subject: VA-16-00001 Mostofi

Greetings all. Please ignore the previous emails on this application. This is the one. The last one had a few contacts missing.

Below are links to a zoning variance application. Those within the county network can access the application via the top link, while those outside can access the bottom link with materials posted to the County website. Feel free to contact me with any questions. Comment period ends September 14th, 2016.

[VA- 16-00001 Mostofi \(County Departments\)](#)

[VA-16-00001 Mostofi \(County Website\)](#)

Dusty Pilkington
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dusty.pilkington@co.kittitas.wa.us

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message id: 38eb45916c6dcbdac24bb8719d004a14