



## KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

"Building Partnerships – Building Communities"

September 29<sup>th</sup>, 2016

Aaron Mostofi  
7110 Cascade Ave SE  
Snoqualmie, WA 98065

**RE: Transmittal of Comments Mostofi Setback Variance (VA-16-00001)**

Dear Mr. Mostofi:

Enclosed are the comments received regarding the Mostofi Setback Variance (VA-16-00001) during the comment period:

|                                   |   |
|-----------------------------------|---|
| September 12 <sup>th</sup> , 2016 | Washington Department of Fish and Wildlife – Scott Downes       |
| September 12 <sup>th</sup> , 2016 | Washington Department of Ecology – Gwen Clear                   |
| September 6 <sup>th</sup> , 2016  | Community Development Services Building Division- Michael Flory |
| September 13 <sup>th</sup> , 2016 | Kittitas County Environmental Health – Holly Duncan             |
| September 21 <sup>st</sup> , 2016 | United States Forest Service- Kimberly Larned                   |
| September 29 <sup>th</sup> , 2016 | Kittitas County Fire Marshall- Josh Hink                        |

Please review all comments and notify me of any questions. Community Development Services will be issuing a decision based on the comments received.

Sincerely,

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](mailto:dusty.pilkington@co.kittitas.wa.us)

**From:** [Holly Duncan](#)  
**To:** [Dusty Pilkington](#)  
**Subject:** RE: VA-16-00001 Mostofi Variance  
**Date:** Tuesday, September 13, 2016 12:47:11 PM

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My only concern on this property is the grade. Getting a well drilling rig onto the property may be challenging and a drainfield cannot be installed on slopes greater than 30%.

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**From:** Dusty Pilkington  
**Sent:** Tuesday, September 13, 2016 9:55 AM  
**To:** Holly Duncan; Lucas Huck  
**Subject:** VA-16-00001 Mostofi Variance

Holly and Lucas,

I was looking through my original request for comment email that I sent for this application, and I am not sure if your names were on the list. I want to make sure everyone has an opportunity to look it over.

[VA-16-00001 Mostofi Variance](#)

Thanks,

Dusty Pilkington  
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(509) -962-7079  
[dusty.pilkington@co.kittitas.wa.us](mailto:dusty.pilkington@co.kittitas.wa.us)

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message id: 38eb45916c6dcbdac24bb8719d004a14

**From:** [Larned, Kimberly A -FS](#)  
**To:** [Dusty Pilkington](#)  
**Subject:** RE: VA-16-00001 Mostofi LOP  
**Date:** Wednesday, September 21, 2016 1:52:16 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)

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Hi Dusty,

That message was buried in my email. Thank you for letting me know.

Given that the developments are at the opposite end of the property where the Forest Service boundary is, I don't see the variance as a risk to Forest Service land. If the proponent decided to develop near the boundary; we may have concerns about a setback request.



**Kimberly Larned**  
**Special Uses, Trails, ORV, Wilderness**  
**Forest Service**  
**Okanogan-Wenatchee National Forest**

**p: 509-852-1062**

**f: 509-674-3800**

[klarned@fs.fed.us](mailto:klarned@fs.fed.us)

803 West Second St.

Cle Elum, WA 98941

[www.fs.fed.us](http://www.fs.fed.us)



**Caring for the land and serving people**

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**From:** Dusty Pilkington [mailto:[dusty.pilkington@co.kittitas.wa.us](mailto:dusty.pilkington@co.kittitas.wa.us)]  
**Sent:** Wednesday, September 21, 2016 1:34 PM  
**To:** Larned, Kimberly A -FS <[klarned@fs.fed.us](mailto:klarned@fs.fed.us)>  
**Subject:** RE: VA-16-00001 Mostofi LOP

The site plan was part of the information I sent a link to. I should have been more specific as to which file contained the plans. Attached are two versions of the site plan that were submitted with the application.

Thanks,

Dusty Pilkington  
Planner I

**From:** [Holly Duncan](#)  
**To:** [Dusty Pilkington](#)  
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[VA-16-00001 Mostofi Variance](#)

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message id: 38eb45916c6dcbdac24bb8719d004a14



State of Washington  
DEPARTMENT OF FISH AND WILDLIFE  
South Central Region • Region 3 • 1701 South 24<sup>th</sup> Avenue, Yakima, WA 98902-5720  
Telephone: (509) 575-2740 • Fax: (509) 575-2474

September 12, 2016

Dusty Pilkington  
Kittitas County Community Development Services, Planner I  
411 North Ruby St., Suite 2  
Ellensburg, WA 98926

RE: VA-16-00001 Mostofi Setback Variance

Dear Mr. Pilkington,

Thank you for the opportunity to comment on this variance request. The Washington Department of Fish and Wildlife (WDFW) has reviewed the variance request application and supporting documents. The subject land is located along East Kachess Road along the eastern shore of Lake Kachess. The applicant is looking to develop the lot that is near to the Lake Kachess shoreline and the perennial stream that is located to the north of the parcel.

Within the area proposed for building, the perennial stream to the north of the building site is fish bearing and given its close proximity to Lake Kachess could have potential for use by a variety of fish species, including Bull Trout, a listed species. Thus, WDFW requests that the 100 foot minimum buffer for the stream and the shoreline be left in place. These are the main concerns that WDFW has with this variance.

Please contact me at (509) 457-9307 or [Scott.downes@dfw.wa.gov](mailto:Scott.downes@dfw.wa.gov), if you have any questions or concerns regarding these comments.

Sincerely,

Scott Downes  
Area Habitat Biologist

Cc: Brent Renfrow, WDFW



STATE OF WASHINGTON  
DEPARTMENT OF ECOLOGY

1250 W Alder St • Union Gap, WA 98903-0009 • (509) 575-2490

September 12, 2016

Dusty Pilkington  
Kittitas County Community Development  
411 N. Ruby St., Suite 2  
Ellensburg, WA 98926

Re: VA-16-00001

Dear Mr. Pilkington:

Thank you for the opportunity to comment on the notice of application for the zoning setback variance proposed by Aaron Mostofi. We have reviewed the application and have the following comment.

**SHORELANDS/ENVIRONMENTAL ASSISTANCE**

Approval of this development may require a shoreline variance permit if any development (including any appurtenances such as garages or sheds) occurs within the 100-foot setback from the OHWM of Lake Kachess or within required buffers from wetland areas. The project will require a shoreline permit exemption action if the development will occur within 200 feet of the OHWM. No mention is made regarding what the shoreline designation of this shoreline area is. The submitted map shows only that the setbacks will be "a minimum of 100 feet back" from the OHWM. A map that is adequate for shoreline review and filing purposes should show actual distances. Measurements taken via a google earth pro application show the cleared area being a little bit more than 200 feet from the visible lake level. The managed Lake level will be lower in elevation and below the OHWM due to wind and wave action. It takes a foot or more of water underneath large woody debris to move it. Therefore, the OHWM is typically higher in elevation than the debris line.

The aerial photo provided by the County for review appears to show low wet areas underneath the canopy of the trees adjacent to the Lake. These low wet areas are located toward the proposed development area. Therefore, the OHWM may extend further landward than the existing debris line toward the proposed house. In addition, the closest portion (perpendicular distance) of the proposed development to the Lake OHWM should be measured in order to determine whether a variance is needed.

Ecology would be happy to assist the County with verifying the location of the OHWM if needed. Please call **Catherine Reed** at (509) 575-2616 to arrange a site visit.

Sincerely,

Gwen Clear  
Environmental Review Coordinator  
Central Regional Office  
(509) 575-2012  
[crosepacoordinator@ecy.wa.gov](mailto:crosepacoordinator@ecy.wa.gov)



**From:** [Michael Flory](#)  
**To:** [Dusty Pilkington](#)  
**Subject:** RE: VA-16-00001 Mostofi  
**Date:** Tuesday, September 06, 2016 11:17:27 AM

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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 [mike.flory@co.kittitas.wa.us](mailto:mike.flory@co.kittitas.wa.us)  
P: 509.933.8222  
F: 509.962.7682



"Building Partnerships-Building Communities"

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**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 14<sup>th</sup>, 2016.

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

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message id: 38eb45916c6dcbdac24bb8719d004a14





# KITTITAS COUNTY FIRE MARSHAL'S OFFICE

411 N. Ruby St., Suite 2, Ellensburg, WA 98926

Office (509) 962-7657 Fax (509) 962-7682

September 29, 2016

Dusty Pilkington  
Community Development Services  
411 N. Ruby Street, Suite 2  
Ellensburg, WA 98926

Re: Mostofi (VA-16-00001)

Dear Mr. Pilkington:

After conducting a review of the above named project, I have the following comments:

- Any new driveway must comply with Kittitas County Code, i.e. driveway lengths over 150' are have a width of no less than 16 feet.
- All new construction must meet the Wildland Urban Interface (WUI) Code for building components and defensible space.

Any questions or concerns regarding fire service features may be directed to the Kittitas County Fire Marshal's Office at 509-962-7000.

Sincerely,

Josh Hink  
Fire Marshal