

**From:** [Jeremiah Cromie](#)  
**To:** [Chace Pedersen](#)  
**Subject:** FW: [EXTERNAL] VA-23-00004 Kosar - Re-Notice of Application  
**Date:** Wednesday, July 26, 2023 10:49:41 AM

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FYI...

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**From:** WSDOT Aviation Land Use Inquiries and Application Submittals  
<AviationLandUse@WSDOT.WA.GOV>  
**Sent:** Wednesday, July 26, 2023 10:49 AM  
**To:** Jeremiah Cromie <jeremiah.cromie@co.kittitas.wa.us>  
**Subject:** RE: [EXTERNAL] VA-23-00004 Kosar - Re-Notice of Application

**CAUTION:** This email originated from outside the Kittitas County network. Do not click links, open attachments, fulfill requests, or follow guidance unless you recognize the sender and have verified the content is safe.

M Cromie,

WSDOT Aviation Division reviewed the sent documents on 07/26/2023. We have no comments.

Cheers,

David Ison, PhD | Aviation Planner  
Emerging Aviation Technologies & Land Use Compatibility  
Washington State Department of Transportation  
[isond@wsdot.wa.gov](mailto:isond@wsdot.wa.gov) C: 360-890-5258

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**From:** Jeremiah Cromie <[jeremiah.cromie@co.kittitas.wa.us](mailto:jeremiah.cromie@co.kittitas.wa.us)>  
**Sent:** Thursday, July 20, 2023 10:31 AM  
**To:** Dan Young <[dan.young@co.kittitas.wa.us](mailto:dan.young@co.kittitas.wa.us)>; Kim Dawson <[kim.dawson@co.kittitas.wa.us](mailto:kim.dawson@co.kittitas.wa.us)>; George Long <[long@kittcom.org](mailto:long@kittcom.org)>; 'storch@kittcom.org' <[storch@kittcom.org](mailto:storch@kittcom.org)>; Julie Kjorsvik <[julie.kjorsvik@co.kittitas.wa.us](mailto:julie.kjorsvik@co.kittitas.wa.us)>; Toni Berkshire <[toni.berkshire@co.kittitas.wa.us](mailto:toni.berkshire@co.kittitas.wa.us)>; Public Health Inspectors <[PublicHealthInspectors@co.kittitas.wa.us](mailto:PublicHealthInspectors@co.kittitas.wa.us)>; Lisa Lawrence <[lisa.lawrence@co.kittitas.wa.us](mailto:lisa.lawrence@co.kittitas.wa.us)>; Patti Stacey <[patti.stacey@co.kittitas.wa.us](mailto:patti.stacey@co.kittitas.wa.us)>; Kelee Hodges <[kelee.hodges.pw@co.kittitas.wa.us](mailto:kelee.hodges.pw@co.kittitas.wa.us)>; Candie Leader <[candie.leader@co.kittitas.wa.us](mailto:candie.leader@co.kittitas.wa.us)>; Tate Mahre <[tate.mahre@co.kittitas.wa.us](mailto:tate.mahre@co.kittitas.wa.us)>; David Ohl <[david.ohl@co.kittitas.wa.us](mailto:david.ohl@co.kittitas.wa.us)>; Codi Fortier <[codi.fortier@co.kittitas.wa.us](mailto:codi.fortier@co.kittitas.wa.us)>; 'enviroreview@yakama.com' <[enviroreview@yakama.com](mailto:enviroreview@yakama.com)>; 'corrine\_camuso@yakama.com' <[corrine\\_camuso@yakama.com](mailto:corrine_camuso@yakama.com)>; 'jessica\_lally@yakama.com' <[jessica\\_lally@yakama.com](mailto:jessica_lally@yakama.com)>; 'noah\_oliver@yakama.com' <[noah\\_oliver@yakama.com](mailto:noah_oliver@yakama.com)>;

August 2, 2023

Re: VA-23-00004 (Kosar Setback Variance Re-Notice)

To whom it may concern,

We have no objections to the Kosar request for a Setback Variance as long as it does not violate the setback between our property and the Kosar's or impact the integrity and use of the driveway to our cabin. The driveway has been in place since our cabin was originally built. We have used and maintained the driveway for the 16 years that we have owned the property.

We also request a copy of the decision on the variance once it has been made.

John Lynn  
Tracy Lynn  
Eric Klunder  
Jennifer MacCormack

Owners : 1510 PineLoch Sun Drive

August 4<sup>th</sup>, 2023

Project Name (VA-23-0004) Kosar Setback Variance

Good day,

The Board of Pineloch Sun Beach Club would like to express our objection to the proposed setback variance. It is the position of the Association, that placing a building within 5 feet of the road boundary may negatively affect any future road improvements. Pineloch Sun Drive is the main road through Pineloch Sun, one of the busiest roads in PLS. While there are no clear plans for widening the roads at the present time, the membership has expressed interest in the future development of our roads. Having a permanent building within 5 feet of the property line will limit our options.

The safety of our members should also be considered. While our roads are closed for much of the winter, we still have several weeks of icy slick roads that members navigate. Having the corner of a building just 5 feet away from the potential road is concerning.

Our focus is on the membership. We have an obligation to look out for the present members of PLS as well as the future members. It is unfortunate that the lot in question has the setback limits that it does, but they were there when the property was purchased and should have no influence on the granting of a variance. As far as we know there are no other permanent buildings in PLS that are so close to the front road easement, especially any built in the last 10 years.

Pineloch Sun does not object to a 15-foot setback as originally proposed. We do, however, object to granting a variance to 5 feet.

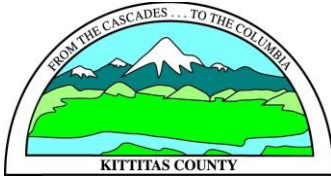
We would like to request a copy of the decision once it is made,

Thanks for your consideration,

Pineloch Sun Board of Directors







# KITTITAS COUNTY

## DEPARTMENT OF PUBLIC WORKS

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### MEMORANDUM

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**TO:** All Staff  
**FROM:** Public Works Plan Review Team  
**DATE:** August 4<sup>th</sup>, 2023  
**SUBJECT:** Public Works Comments: VA-23-00004 Kosar Re-Notice of Application

<b>ACCESS</b>	No Comments (TM)
<b>ENGINEERING</b>	<ol style="list-style-type: none"><li>1. Previous comment was not addressed. Public Works is concerned that any excavation or fill required to build the garage may destabilize Pine Loch Sun Road. It is unclear from the Site Plan what the resulting slope will be. Please provide further information (proposed and existing) regarding the slope between the edge of road and the building pad. (CC)</li></ol>
<b>SURVEY</b>	<ol style="list-style-type: none"><li>1. Site plan provided does not make sense. 51' and 60' offsets shown for a parcel that is only 100' feet deep.</li><li>2. If approved, the building footprint and property boundaries shall be staked by a surveyor licensed within the state of Washington due to the tight tolerances proposed.</li><li>3. If approved, no part of the building (foundation, swinging doors, roof eaves) shall fall within the reduced setback area.</li></ol>
<b>TRANSPORTATION CONCURRENCY</b>	No comments (KAH)
<b>FLOOD &amp; WATER MITIGATION/ METERING</b>	No comments. (SC)



*To Protect and Promote the Health and the Environment of the People of Kittitas County*

August 4, 2023

Jamey Ayling, Planning Manager  
Community Development Services  
411 N. Ruby Street  
Ellensburg, WA. 98926

Dear Jamey,

The following comment is the Environmental Public Health comment on the Re-Notice of VA-23-00004, Kosar. After a review of this project, we have concluded that there are no further concerns with this application. The reserve area for the existing drainfield has been relocated and therefore is not in the area of the proposed structure that they are seeking a variance for.

Thank you for this opportunity to comment and if you have any questions, please don't hesitate to give me a call.

Sincerely,

A handwritten signature in black ink, appearing to read 'Holly Erdman', written in a cursive style.

Holly Erdman, B.S.  
Environmental Health Specialist II



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[www.co.kittitas.wa.us/health/](http://www.co.kittitas.wa.us/health/)