

**From:** [Steven Rossman](#)  
**To:** [Zach Torrance-Smith](#)  
**Subject:** Rossman concern on Viking Property LLC  
**Date:** Thursday, December 14, 2023 4:16:45 PM  
**Importance:** High

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To: Zack Torrance-Smith Kittitas County Permit Coordinator, e-mail  
[zach.torrancesmith@kittitas.wa.us](mailto:zach.torrancesmith@kittitas.wa.us)

As the Designated Permit Coordinator for the Project VP Clearing (SE-23-00027) Applicant Viking NW Properties LLC; I am contacting you in regards to this proposed project.

I have serious concerns regarding this proposed project, which needs SEPA & FPA required permits.

I spent the last 10 years of my career in the Navy at Naval Base Kitsap as Senior Community Planner for Navy holdings in the Pacific NW.

I designed and built two homes over the last 23 years on two lots due west (and downhill) of the two parcels that Viking NW has recently clear cut. In my opinion this project will have an “adverse effect” on the surrounding homes located to the west and the south of the approximately four acres of the Viking properties. I say this because in the Winter of 2004/2005 an intense flood from the recent clear cut just to the north of Cozy Lane. The run off from “The Crest” development covered Cozy Lane with six inches of mud and water. Fortunately the flooding damage to garages and homes on Cozy Lane was prevented by the home owners of the 12 home sites using their heavy equipment and placing sandbags to hold back the flood waters from structures.

The EPA was notified by a home owner and EPA put a stop to any additional work being done on the development until the owners had an engineered double water retention pond designed and installed. An “adverse effect”, i.e., flooding, may be eliminated if a Storm Water Protection Plan is required before construction.

Viking property parcel # 057035 and adjoining parcel # 047035 receive substantial water runoff from the steep hill side to the east. These parcels have been a wetland with many old growth cedar trees that now have been cut down.

There is definitely an environmental impact with Project VP Clearing (SE-23-00027).

Respectfully,

Steve Rossman  
211 Cozy Lane Ronald, WA  
Hm Ph. 509-649-3364