



KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTTITAS.WA.US

Office (509) 962-7506

"Building Partnerships – Building Communities"

Affidavit of Mailing & Publication

PROPOSAL NAME: (RU-22-00006) Harmon

NOTIFICATION OF: Notice of Application

NOTIFICATION MAIL DATE: January 17, 2023

I certify that the following documentation:

- Notice of Application for RU-22-00006 Harmon Reasonable Use

has been mailed and/or emailed to the attached list of persons and participants, and that proper notification (as attached) has been published in the Legal Newspaper(s) of Record for Kittitas County.

Signature

Kelly Bacon
Community Development Services Planner
County of Kittitas
State of Washington

Subscribed and sworn to before me this 17th day of January, 2023



Stephanie Mifflin
Notary Public for the State of Washington residing
in Ellensburg.

My appointment expires: 12-23-25



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St. Suite 2 Ellensburg WA 98926

cds@co.kittitas.wa.us

Office 509-962-7506

Building Partnerships - Building Communities

NOTICE OF APPLICATION

Notice of Application: Tuesday, January 17, 2023

Application Received: Wednesday, November 16, 2022

Application Complete: Monday, January 9, 2023

Project Name: (RU-22-00006): Harmon Reasonable Use

Applicant: Ronald and Tiffany Harmon (Landowners)

Location: The subject property is parcel # 767835 located off Yellowstone Road, approximately 0.35 miles southeast from the intersection of Yellowstone Road and I-90 exit 53 in Snoqualmie Pass, WA in Section 09, Township 22N, Range 11E. The property is on approximately .43 acres of land zoned LAMIRD Type 1 Residential.

Proposal: The applicant is requesting a reasonable use exception to the 150-foot buffer and 15 ft building setback buffer for a Type F stream to accommodate a 576 sf garage with a 240 foot covered porch, as well as an elevated walkway from the home to the garage.

Materials Available for Review: The submitted application and related filed documents may be examined on CDS website at <http://www.co.kittitas.wa.us/cds/land-use/default.aspx>, and by navigating to "Reasonable Use" & "RU-22-00006 Harmon". They can also be examined by the public at the Kittitas County Community Development Services (CDS) office at 411 N. Ruby Street, Suite 2, Ellensburg, Washington, 98926. Phone: 509-962-7506

Written Comments on this proposal can be submitted to CDS any time prior to 5:00 p.m. on **February 1, 2023**. Any person has the right to comment on the application and request a copy of the decision once made.

Under Title 15A.03.080 and 17A.01.060(1)(a), Reasonable Uses are processed in an abbreviated administrative format, which does not involve a public hearing. All comments will be considered in the decision-making process, and any person has the right to comment on this application and receive notification of the Community Development Services administrative decision, once made. A Notice of Decision will be published once a decision is made. Appeals to an administrative land use decision may be filed within 10 working days with Community Development Services as outlined in Chapter 15A.07 of the Kittitas County Code. The current appeal fee is \$1550.

Designated Permit Coordinator (staff contact): Kelly Bacon, Staff Planner: (509) 962-7539; email at kelly.bacon.cd@co.kittitas.wa.us

Notice of Application
Harmon
Reasonable Use
RU-22-00006

NOTICE IS HEREBY given that Ronald and Tiffany Harmon, landowners, submitted a Reasonable Use application pursuant to Kittitas County Code 17A.01 on November 16, 2022. The applicant is requesting a reasonable use exception to the 150-foot buffer and 15 ft building setback buffer for a Type F stream to accommodate a 576 square foot garage with a 240 foot covered porch, as well as an elevated walkway from the home to the garage. The property is on approximately .43 acres of land zoned LAMIRD Type 1 Residential. The subject property is parcel # 767835 located off Yellowstone Road, approximately 0.35 miles southeast from the intersection of Yellowstone Road and I-90 exit 53 in Snoqualmie Pass, WA in Section 09, Township 22, Range 11.

The submitted application and related filed documents may be examined on CDS website at <http://www.co.kittitas.wa.us/cds/land-use/default.aspx>, and by navigating to “Reasonable Use” & “RU-22-00005 Kostanich” or in person at 411 N Ruby St. Suite 2, Ellensburg, WA 98926 during regular business hours. Phone: (509) 962-7506

Written Comments on this proposal can be submitted to CDS any time prior to **5:00 p.m. on February 3, 2023**. Any person has the right to comment on the application and request a copy of the decision once made.

Under Title 15A.03.080 and 17A.01.060(1)(a), Reasonable Uses are processed in an abbreviated administrative format, which does not involve a public hearing. All comments will be considered in the decision-making process, and any person has the right to comment on this application and receive notification of the Community Development Services administrative decision, once made. A Notice of Decision will be published once a decision is made. Appeals to an administrative land use decision must be filed within 10 working days with Community Development Services as outlined in Chapter 15A.07 of the Kittitas County Code. The current appeal fee is \$1550, however you are encouraged to verify fee prior to filing of an appeal.

Designated Permit Coordinator (staff contact): Kelly Bacon, Staff Planner: (509) 962-7539; email at kelly.bacon.cd@co.kittitas.wa.us

Notice of Application:	January 19, 2023
Application Received:	November 16, 2022
Application Complete:	January 9, 2023

Dated:	January 19, 2023
Published Daily Record	January 19, 2023
Published NKC Tribune	January 19, 2023



ADVERTISING PROOF

401 N Main St,
 Ellensburg, WA 98926
 Ph. (509) 204-8250 Fax: (907) 452-5054

BILLING DATE:	ACCOUNT NO:
01/12/23	50096

DAN CARLSON
 KC COMMUNITY DEVELOPMENT SERVICES
 411 N. RUBY ST, SUITE 2
 ELLENSBURG, WA 98926

AD #	DESCRIPTION	START	STOP	TIMES	AMOUNT
323130	Notice of Applicatio	01/17/23	01/17/23	2	\$159.25

Payments:

Date	Method	Card Type	Last 4 Digits	Check	Amount
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Discount: **\$0.00**
 Surcharge: **\$0.00**
 Credits: **\$0.00**

Gross: **\$159.25**
 Paid Amount: **\$0.00**

Amount Due: \$159.25

We Appreciate Your Business!

**Notice of Application
Harmon
Reasonable Use
RU 22-00006**

NOTICE IS HEREBY given that Ronald and Tiffany Harmon, landowners, submitted a Reasonable Use application pursuant to Kittitas County Code 17A.01 on November 16, 2022. The applicant is requesting a reasonable use exception to the 150-foot buffer and 15 ft building setback buffer for a Type F stream to accommodate a 576 square foot garage with a 240 foot covered porch, as well as an elevated walkway from the home to the garage. The property is on approximately .43 acres of land zoned LAMIRD Type 1 Residential. The subject property is parcel # 767835 located off Yellowstone Road, approximately 0.35 miles southeast from the intersection of Yellowstone Road and I-90 exit 53 in Snoqualmie Pass, WA in Section 09, Township 22N, Range 11E.

The submitted application and related filed documents may be examined on CDS website at <http://www.co.kittitas.wa.us/cds/land-use/default.aspx> , and by navigating to "Reasonable Use" & "RU-22-00006 Harmon" or in person at 411 N Ruby St. Suite 2, Ellensburg, WA 98926 during regular business hours. Phone: (509) 962-7506

Written Comments on this proposal can be submitted to CDS any time prior to **5:00 p.m. on February 1, 2023**. Any person has the right to comment on the application and request a copy of the decision once made.

Under Title 15A.03.080 and 17A.01.060(1)(a), Reasonable Uses are processed in an abbreviated administrative format, which does not involve a public hearing. All comments will be considered in the decision-making process, and any person has the right to comment on this application and receive notification of the Community Development Services administrative decision, once made. A Notice of Decision will be published once a decision is made. Appeals to an administrative land use decision must be filed within 10 working days with Community Development Services as outlined in Chapter 15A.07 of the Kittitas County Code. The current appeal fee is \$1550, however you are encouraged to verify fee prior to filing of an appeal.

Designated Permit Coordinator (staff contact): Kelly Bacon, Staff Planner: (509) 962-7539; email at kelly.bacon.cd@co.kittitas.wa.us

Notice of Application: January 17, 2023
Application Received: November 16, 2022
Application Complete: January 9, 2023

Dated: January 17, 2023

PUBLISH: NKC Tribune: January 19, 2023

PUBLISH: Daily Record: January 17, 2023 / LEGAL #: 323130

Kelly Bacon (CD)

From: Megan Breckenridge <mbreckenridge@kvnews.com>
Sent: Thursday, January 12, 2023 12:02 PM
To: Kelly Bacon (CD)
Subject: Ad: 323130 / Re: (Publishing) Notice of Application - RU-22-00006 Harmon
Attachments: CARLSON-42-323130-1.pdf

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.

Hi Kelly!

Attached is your legal proof scheduled to run on January 17.

Please let me know if approve. Thank you!

Megan Breckenridge

Advertising Assistant
Ellensburg Daily Record
Office: (509) 925-1414, ext. 570253
Direct Dial: (509) 204-8250
mbreckenridge@kvnews.com / legals@kvnews.com
[MY OFFICE HOURS: MON-FRI: 8:00am-4:00pm]

From: Kelly Bacon (CD) <kelly.bacon.cd@co.kittitas.wa.us>
Sent: Thursday, January 12, 2023 11:19 AM
To: KVNews Legals <legals@kvnews.com>; Megan Breckenridge <mbreckenridge@kvnews.com>; '(tribune@nkctribune.com)' <tribune@nkctribune.com>
Subject: (Publishing) Notice of Application - RU-22-00006 Harmon

CAUTION, this email originated from outside the organization.

Good morning,

Please publish the attached as requested.

Thank you!

Kelly Bacon

Planner I
Kittitas County Community Development Services
411 N. Ruby Street, Ste 2
Ellensburg, WA 98926
Office: (509) 962-7539
Kelly.bacon.cd@co.kittitas.wa.us

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message id: 38eb45916c6dcbdac24bb8719d004a14

Kelly Bacon (CD)

From: Kelly Bacon (CD)
Sent: Thursday, January 12, 2023 1:30 PM
To: Megan Breckenridge
Subject: RE: 323130 / Re: (Publishing) Notice of Application - RU-22-00006 Harmon

Hi Megan!

The proof looks good.

Thank you!

Kelly Bacon

Planner I

Kittitas County Community Development Services

411 N. Ruby Street, Ste 2

Ellensburg, WA 98926

Office: (509) 962-7539

Kelly.bacon.cd@co.kittitas.wa.us

If this is a Public Records Request, please go to <https://www.co.kittitas.wa.us/request/default.aspx> and fill out a request for public records through the GovQA portal.

From: Megan Breckenridge <mbreckenridge@kvnews.com>
Sent: Thursday, January 12, 2023 12:02 PM
To: Kelly Bacon (CD) <kelly.bacon.cd@co.kittitas.wa.us>
Subject: Ad: 323130 / Re: (Publishing) Notice of Application - RU-22-00006 Harmon

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.

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Please let me know if approve. Thank you!

Megan Breckenridge

Advertising Assistant

Ellensburg Daily Record

Office: (509) 925-1414, ext. 570253

Direct Dial: (509) 204-8250

mbreckenridge@kvnews.com / legals@kvnews.com

[MY OFFICE HOURS: MON-FRI: 8:00am-4:00pm]

From: Kelly Bacon (CD) <kelly.bacon.cd@co.kittitas.wa.us>

Sent: Thursday, January 12, 2023 11:19 AM

To: KVNews Legals <legals@kvnews.com>; Megan Breckenridge <mbreckenridge@kvnews.com>;

'(tribune@nkctribune.com)' <tribune@nkctribune.com>

Subject: (Publishing) Notice of Application - RU-22-00006 Harmon

CAUTION, this email originated from outside the organization.

Good morning,

Please publish the attached as requested.

Thank you!

Kelly Bacon

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Kittitas County Community Development Services

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Ellensburg, WA 98926

Office: (509) 962-7539

Kelly.bacon.cd@co.kittitas.wa.us

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SEATTLE, WA 98103-8630

REISSLER, CHELSEA
PO BOX 124
SNOQUALMIE PASS, WA 98068-0124

BORST, JENNIE K & MARY A
4237 87TH AVE SE
MERCER ISLAND, WA 98040-4126

MERRY, DOUGLAS C ETUX
PO BOX 37
SNOQUALMIE PASS, WA 98068-0037

GILLIHAN, BENJAMIN DAVID &
ELIZABETH KOCH
26328 MARINE VIEW DR S
DES MOINES, WA 98198-9130

BLANCHARD, JACK DWIGHT
BLANCHARD LIV TRUST
2433 SW 149TH ST
BURIEN, WA 98166-1646

DAHLSTROM, RICHARD P & DONNA R
PO BOX 222
SNOQUALMIE PASS, WA 98068-0222

BOWLES, LAURIE & DARYLE G
14015 40TH DR SE
MILL CREEK, WA 98012-8963

LOUISE MCALLISTER TRUST
4731 SW BIRDSONG DR
CORVALLIS, OR 97333-1495

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1026 NE 98TH ST
SEATTLE, WA 98115-2230

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27810 217th AVENUE SE
MAPLE VALLEY, WA 98038

NICOLOUDAKIS, HARRY
1000 32ND AVE E
SEATTLE, WA 98112-3704

CAMPBELL, MATTIE & BRYAN
3083 SE 16TH ST
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HARMON, RONALD D JR & TIFFANY T
505 BROADWAY UNIT 603
TACOMA, WA 98402

HARMON, RONALD D & TIFFANY T
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TACOMA, WA 98402-3997

USA (WNF)
215 MELODY LN
WENATCHEE, WA 98801

NICOLOUDAKIS, HARRY
516 15TH AVE E
SEATTLE, WA 98112-4513

From: [Kelly Bacon \(CD\)](#)
To: ["legals@kvnews.com"](mailto:legals@kvnews.com); [Megan Breckenridge; \(tribune@nkctribune.com\)](mailto:Megan_Breckenridge@tribune@nkctribune.com)
Subject: (Publishing) Notice of Application - RU-22-00006 Harmon
Date: Thursday, January 12, 2023 11:19:25 AM
Attachments: [RU-22-00006 Harmon NOA Legal.docx](#)
[RU-22-00006 Harmon NOA Legal.pdf](#)

Good morning,

Please publish the attached as requested.

Thank you!

Kelly Bacon

Planner I

Kittitas County Community Development Services

411 N. Ruby Street, Ste 2

Ellensburg, WA 98926

Office: (509) 962-7539

Kelly.bacon.cd@co.kittitas.wa.us

Kittitas County Deputy Fire Marshal
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Kittitas County Sheriff's Dept.
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Kittitas County Board of County
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Elizabeth.Torrey@dfw.wa.gov

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russell.mau@doh.wa.gov
brietta.carter@doh.wa.gov (Add this and
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Area)
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THastings@snopass.org

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legals@kvnews.com

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Jenae.N.Churchill@usace.army.mil

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Yakima, WA 98901

Yakima Training Center
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Northwest Training Range Complex
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Robert.d.bright10.civ@army.mil

Kittitas County Assessor
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Christine.garcia@co.kittitas.wa.us

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Colville Tribe
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sam.rushing@colvilletribes.com
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Bonneville Power Administration
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Forest Service
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Washington State DOT
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SCPlanning@wsdot.wa.gov
AviationLandUse@wsdot.wa.gov

Washington State Parks
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PO Box 42650
Olympia, WA 98504-2650

Kittitas Valley Healthcare
Attn: CEO
603 S. Chestnut Street
Ellensburg, WA 98926
(mailed)

KCFD #51 (Snoq. Pass)
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CITY OF CLE ELUM
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kswanson@cleelum.gov
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BUREAU OF LAND MANAGEMENT
915 N. WALLA WALLA
WENATCHEE WA 98801
(mailed)

Federal Aviation Administration (FAA)
Ilon.Logan@faa.gov

Kelly Bacon (CD)

From: Kelly Bacon (CD)
Sent: Tuesday, January 17, 2023 8:32 AM
To: Joe Dietzel; Kim Dawson; George Long; Julie Kjorsvik; Toni Berkshire; PublicHealth Inspectors; Lisa Lawrence; Patti Stacey; Kelee Hodges; Candie Leader; David Ohl; Codi Fortier; Yakama Nation Enviroreview; Corrine Camuso; Jessica Lally; Noah Oliver; Casey Barney; Kozj; matj; barh; SEPA Register; 'tebu461@ecy.wa.gov'; DOE - lowh; 'FormerOrchards@ecy.wa.gov'; 'wendy.neet@ecy.wa.gov'; 'crosepa@ecy.wa.gov'; 'Carp, Lizzie (ECY)'; WDFW - Scott Downes; WDFW - Jennifer Nelson; WDFW - Elizabeth Torrey; WS DAHP; James E Brooks Library - Jorgenja; James E Brooks Library - Nelmsk; Jeremy Larson; Steph Mifflin; WA State Department of Health - Russell; 'brietta.carter@doh.wa.gov'; Tom Hastings; 'rivers@dnr.wa.gov'; 'brenda.young@dnr.wa.gov'; 'luke.warthen@dnr.wa.gov'; 'SEPACENTER@dnr.wa.gov'; 'MARTIN.MAUNEY@dnr.wa.gov'; 'scott.chambers@dnr.wa.gov'; Allison Kimball (brooksideconsulting@gmail.com); (tribune@nkctribune.com); 'terry@nkctribune.com'; Megan Breckenridge; 'legals@kvnews.com'; 'deborah.j.knaub@usace.army.mil'; 'jenae.N.Churchill@usace.army.mil'; 'Hendrix, Leah D'; 'mark.a.gradwohl.civ@mail.mil'; 'Kimberly.peacher@navy.mil'; 'robert.d.bright10.civ@army.mil'; Haley Mercer; Christy Garcia; Snoqualmie Tribe - Steve; Snoqualmie Tribe - dahp; 'adam@snoqualmietribe.us'; Guy Moura; Sam Rushing; conner.armi.hsy@colvilletribes.com; matt.boast@kittitaspud.com; 'brian.ingalls@pse.com'; 'dtsmith@bpa.gov'; 'kimberly.larned@usda.gov'; 'Jacob.Prilucik@wsdot.wa.gov'; 'SCPlanning@wsdot.wa.gov'; 'aviationlanduse@wsdot.wa.gov'; 'ken.graham@parks.wa.gov'; Jay Wiseman (JWiseman@SnoqualmiePassFireRescue.org); 'mengelhart@cleelum.gov'; 'kswanson@cleelum.gov'; 'vamick@cleelum.gov'; 'planning@cleelum.gov'; 'ilon.logan@faa.gov'
Cc: Dan Carlson; Jeremiah Cromie; Chace Pedersen; 't2h@earthlink.net'; Jim Miller
Subject: Notice of Application - RU-22-00006 Harmon
Attachments: RU-22-00006 Harmon Notice of Application.pdf

Good morning,

CDS is requesting comments on the following Reasonable Use application: RU-22-00006 Harmon. Links to the file materials can be found below. The comment period will end on Wednesday, February 1, 2023 at 5PM (PST). CDS will assume your agency does not wish to provide comment if not received by this date. Please let me know if you have any issues accessing the materials.

Internal Link: [RU-22-00006 Harmon](#)

External Link: [RU-22-00006 Harmon](#)

If the links above do not work, please go to the CDS website at <https://www.co.kittitas.wa.us/cds/land-use/default.aspx> and navigate to "Reasonable Use" and then the Project File Number "RU-22-00006 Harmon"

Thank you,

Kelly Bacon

Planner I

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Kelly.bacon.cd@co.kittitas.wa.us