

KITTTITAS 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

NOTICE OF APPLICATION

Notice of Application: Wednesday, May 15, 2013

Application Received: Monday, April 8, 2013

Application Complete: Friday, May 10, 2013

Project Name (File Number): Poulin (VA-13-00002)

Applicant: Bruce Poulin

Location: 1 parcel, located approximately 14 miles northwest of the city of Cle Elum at 200 Mountain Home Lane, in a portion of Section 17, T21N, R13E, WM in Kittitas County, bearing Assessor's map number 21-13-17050-0052.

Proposal: Bruce Poulin, has submitted zoning setback variance application to encroach 5 feet into the front setback for the construction of a 16 x 26 foot garage. The subject property is zoned Forest and Range.

Materials Available for Review: The submitted application and related filed documents may be examined by the public at the Kittitas County Community Development Services (CDS) office at 411 N. Ruby, Suite 2, Ellensburg, Washington, 98926, or on the CDS website at <http://www.co.kittitas.wa.us/cds/current/setback-variances.asp>. Phone: (509) 962-7506

Written Comments on this proposal can be submitted to CDS any time prior to 5:00 p.m. on **Thursday, May 30, 2013**. 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 17.84.010, zoning setback variances 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. Appeals to an administrative land use decision may be filed within 10 working days with the board of county commissioners as outline in Chapter 15A.07 of the Kittitas County Code. The current appeal fee is \$500.

Designated Permit Coordinator (staff contact): Jeff Watson, Staff Planner: (509) 933-8274; email at jeff.watson@co.kittitas.wa.us


Signature Planner of Record


Date

WINSLOW, STEVEN R ETUX
3116 214TH PL SE
SAMMAMISH WA 98075

RYAN, PAIGE & SCOTT
4943 WOODFIELD DR
CARMEL IN 46033-

GOEKE, STEVE &
KOHOUT, JENNIFER
PO BOX 663
EASTON WA 98925-

ANNIS, MICHAEL A ETUX
9422 ELM AVE SE
SNOQUALMIE WA 98065-5066

DULIN, ANDREW ETUX
7212 164TH ST SW
EDMONDS WA 98026-

POULIN, BRUCE A ETUX
23308 SE 13TH COURT
SAMMAMISH WA 98075

RAYMOND, DAVID A. ETUX
4160 95TH PL SE
MERCER ISLAND WA 98040

ALIMENT, RANDY J & ELAINE M
14511 SE FAIRWOOD BLVD
RENTON WA 98058

MARTIN, STEVEN D ETUX
PO BOX 993
CLINTON, WA 98236-

PETERSON, ERIK ETUX
1120 184TH PL SE
BOTHELL WA 98012

WILLIAMS, DAVID W ETUX
19020 NE 183RD ST
WOODINVILLE WA 98077

HARDING, EVAN G ETUX
1729 232ND AVE NE
REDMOND WA 98053

VERMILLION, KATHERINE L &
BROWN, LAWRENCE F JR CO-
TRUSTEES
PO BOX 1089
FALL CITY WA 98024-

HANCE, BARRY D ETUX ETAL
23012 NE 189TH ST
WOODINVILLE WA 98077-6711

RINGOEN, HOWARD G ETUX
21713 NE 76TH ST
REDMOND WA 98053

THOMPSON, DAVID J
14217 55TH AVE S
TUKWILA WA 98168

JOHNSON, LEE &
DAVIS, LISA & JAMIE
17239 SE 272ND
COVINGTON WA 98042-

O'BRIEN, TIMOTHY
14217 59TH AVE S
TUKWILA WA 98188

SCHOEGGL, JAMES E ETUX
3830 112TH AVE NE
BELLEVUE WA 98004

MERLINO, DAN ETUX
5710 SW CHARLESTOWN ST
SEATTLE WA 98116

PAGELER, JOHN C ETUX
5426 55TH AVE S
SEATTLE WA 98118

STEWART, RON ETUX
8518 42ND ST W
UNIVERSITY WAY WA 98466

LAKE KACHESS MTN RETREAT LLC
TRUSTEE: R SAILER & CO
4725A NE 18TH PL
RENTON WA 98059-4286

ALBULET, MIHAI & LUCRETIA
9709 173RD COURT NE
REDMOND WA 98052-

OHM HOLDINGS I LLC
%UTE OHM
15838 10TH AVE SW
BURIEN WA 98166-2906

KLEBANOFF, MARK ETUX
1154 20TH AVE E
SEATTLE WA 98112

BURNS, MICHAEL L ETUX
4704 194TH AVE SE
ISSAQUAH WA 98027

BIERLEIN, TOM
370 E SUNSET WAY
ISSAQUAH WA 98027-3441

MOORE, MONTY D & PHYLLIS M
PO BOX 447
SNOHOMISH WA 98291-0447

FOSTER, ROGER A & KELSEY C
CO-TRUSTEES
23726 NE 134TH PL
REDMOND WA 98053-5717

GRATAMA, PIETER & CANDACE
WOLLAM, CHRISTOPER
12851 111TH AVE NE
KIRKLAND WA 98034-

BOBOVSKI, WILLIAM P ETUX
PO BOX 1564
ELLENSBURG WA 98926-

MC KINLEY, MARY JANE
708 N 58TH AVE
YAKIMA WA 98908-

DAVIS, ROBERT M ETUX
10735 NE 187TH ST
BOTHELL WA 98011

JONAS, BRAD S ETUX
1309 224TH PL NE
SAMMAMISH WA 98074

TOGERSON, R S & R S II
10533 23RD DR SE
EVERETT WA 98208-

ELDER, JAMES R
3730 RODESCO DR SE
PUYALLUP WA 98374

ROBINSON, CRAIG K
3100 FAIRVIEW AVE E #304
SEATTLE WA 98102-

FRANKS, LARRY E & MARY L
15403 SE 224TH ST
KENT WA 98042-4039

FARRIS, RYAN M & CAROL L
2520 NE 130TH ST
SEATTLE WA 98125-

ROYAL, CHARLES M.III ETUX
16418 NE 197TH PL
WOODINVILLE WA 98072

PARSONS, MARVIN J. &
SHELDON, ELIZABETH J.
18810 NE 150TH CT
WOODINVILLE WA 98072

ARSENHAULT, BRET P ETUX
30 NEWPORT KEY
BELLEVUE WA 98006-

STUIT, PAUL D ETUX
7134 CASCADE AVE SE
SNOQUALMIE WA 98065-9759

CONRADS, RANDAL G ETUX
14201 SE PETROVITSKY RD #A3-
382
RENTON WA 98058-

ATHERTON, JAY W ETUX
1003 NW 179TH PL
SEATTLE WA 98177

CHAPMAN, MURRAY L ETUX
428 289TH PLACE NE
CARNATION WA 98014-

WEBER, BRADLEY M ETUX
2911 18TH ST SE
PUYALLUP WA 98376

KEMP, KENNETH R ETUX
PO BOX 1266
MONROE WA 98272-

LANGE, STEPHEN &
LANGE, MARLA
4402 157TH AVE SE
BELLEVUE WA 98006

KACHESS COMMUNITY ASSOC
2600 W COMMODORE WAY STE 2
SEATTLE WA 98199-1279

SPARKS, ROY E. ETUX
TRUST
731-19TH AVE
SEATTLE WA 98122

Jeff Watson

From: Jeff Watson
Sent: Friday, May 10, 2013 3:59 PM
To: legals@kvnews.com
Subject: Publication Request VA-13-00002 Poulin
Attachments: VA-13-00002 Poulin Notice of Application Legal.docx

VA-13-00002 Poulin

Please publish the attached on: Wednesday May 15, 2013

Jeffrey A. Watson
Planner II
[Kittitas County Public Works/Community Development Services](#)
411 North Ruby
Ellensburg WA 98926
jeff.watson@co.kittitas.wa.us
509-933-8274

NOTICE OF APPLICATION

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Applicant: Bruce Poulin

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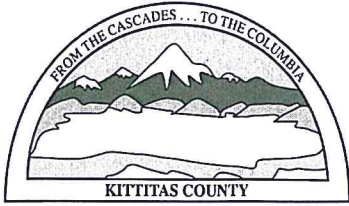
Designated Permit Coordinator (staff contact): Jeff Watson, Staff Planner: (509) 933-8274; email at jeff.watson@co.kittitas.wa.us

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Building Partnerships - Building Communities

May 10, 2013

Bruce Poulin
23308 SE 13th Court
Sammamish, WA 98075

Subject: Poulin Zoning Setback Variance, VA-13-00002

Dear Applicant,

Your application for a zoning setback variance on approximately 0.2 acres of land that is zoned Forest and Range, located in a portion of section 17, township 21 N, range 13 E, WM in Kittitas County; Assessor's map number 21-13-17050-0052, was received on Monday, April 8, 2013. Your application has been determined complete as of Friday, May 10, 2013.

Continued processing of your application will include, but is not limited to, the following actions:

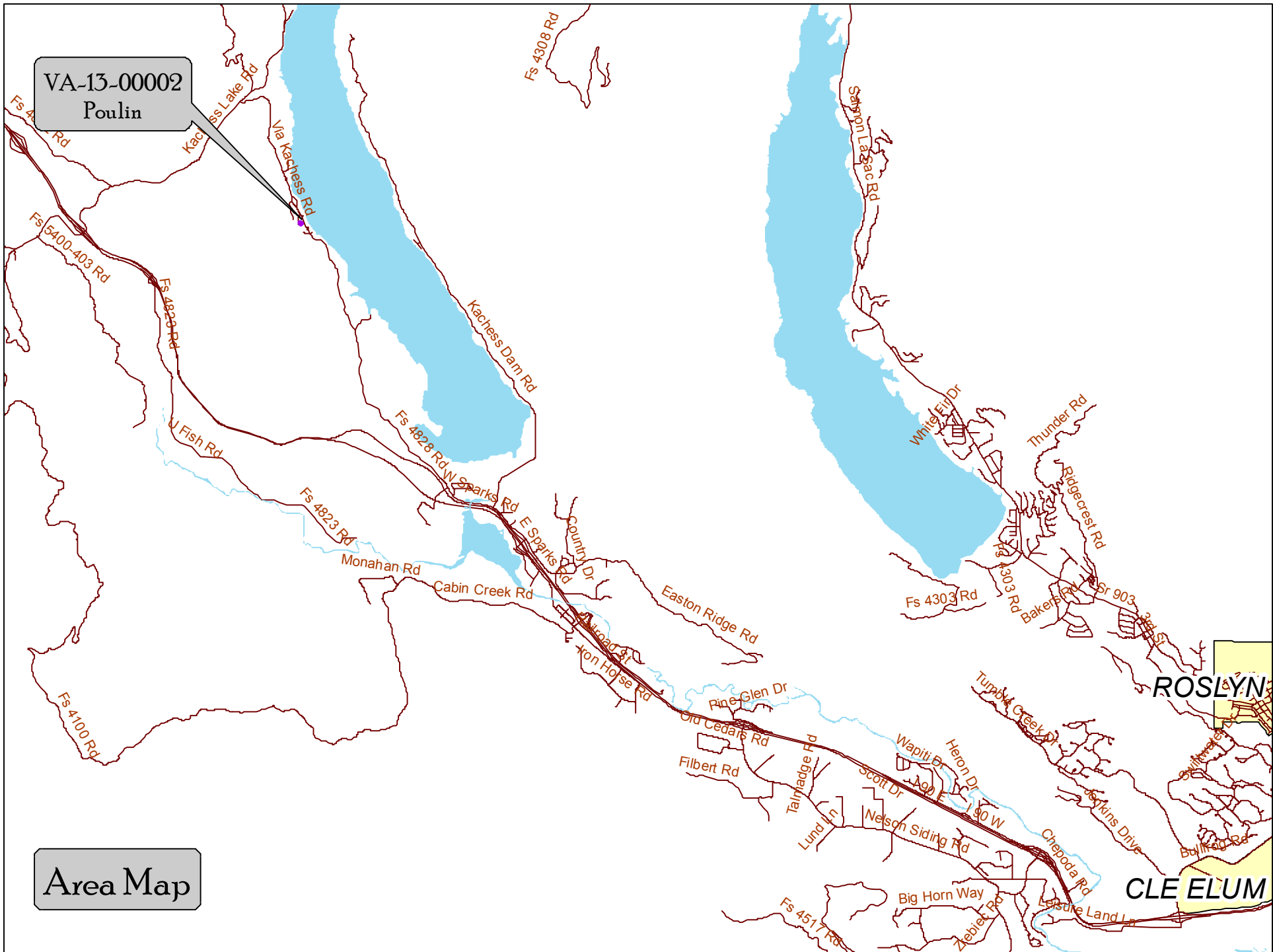
1. A Notice of Application will be sent to all adjoining property owners, governmental agencies, and interested persons.
2. Consideration of written comments from all adjoining property owners, governmental agencies, and interested persons.
3. Conditional Preliminary Approval may be issued. The conditional Preliminary Approval will be final unless appealed within 10 working days following the date of issuance.

If you have any questions regarding this matter, I can be reached at (509) 933-8274, or by e-mail at jeff.watson@co.kittitas.wa.us

Sincerely,

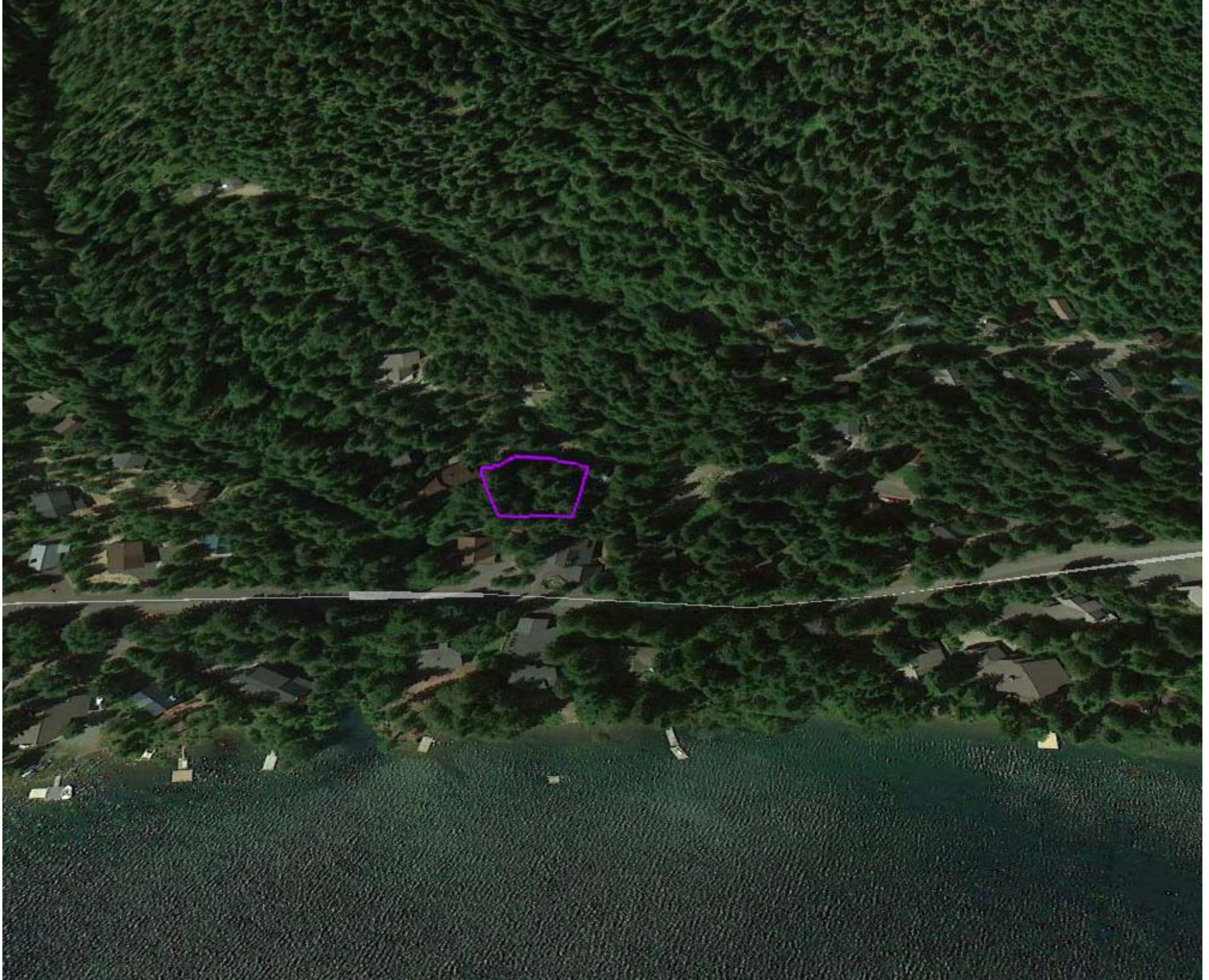
Jeff Watson
Staff Planner

VA-13-00002 Poulin Master File@\\fileserver-03\Teams\CDS\Projects\Variances\VA 2013\VA-13-00002 Poulin



VA-13-00002
Poulin

Area Map



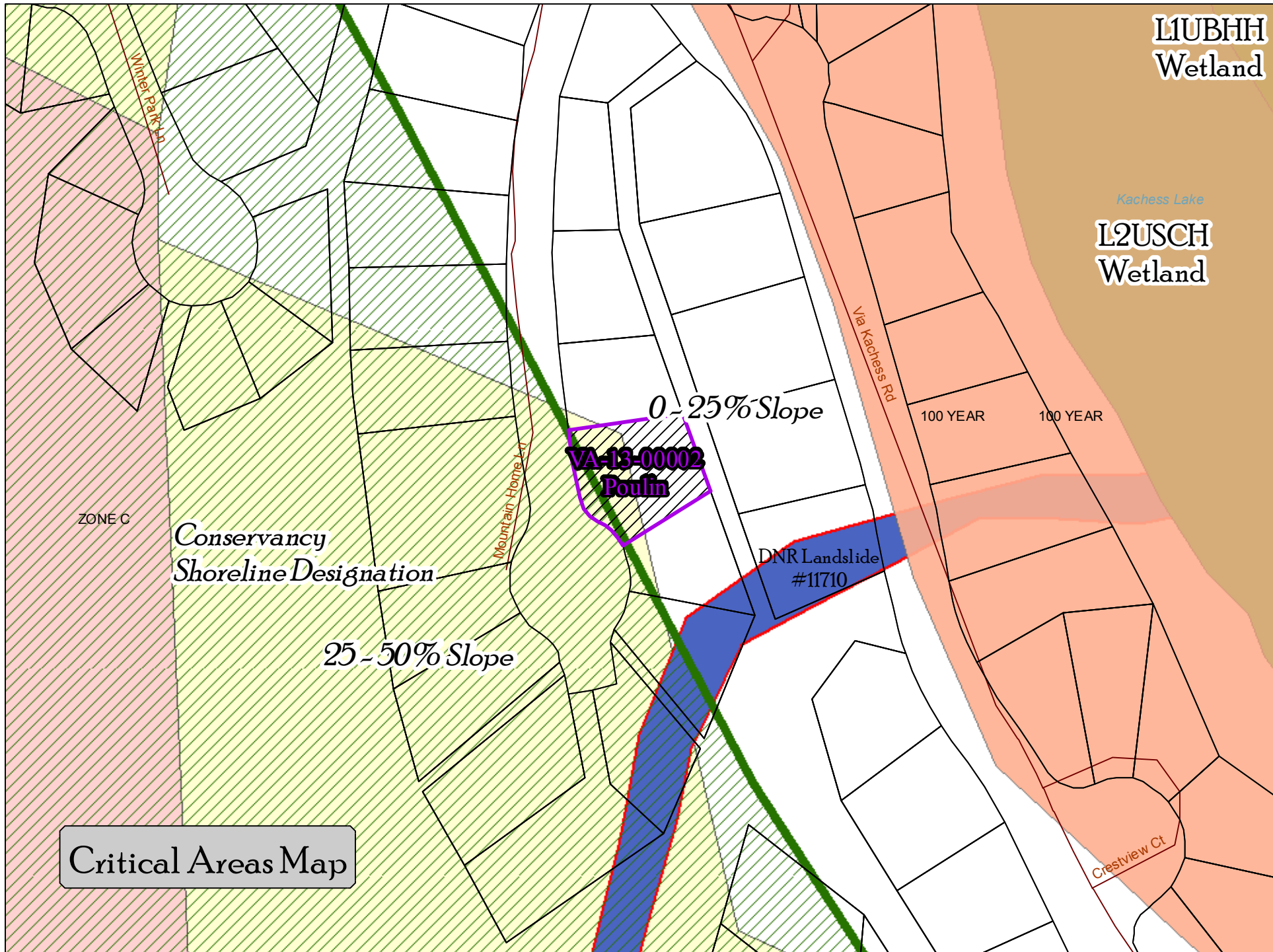


Lakewood Ct

Via Kachas Rd

Mountain Home Ln

VA-13-00002
Poulin



Critical Areas Checklist

Friday, May 10, 2013

Application File Number



Planner

Is SEPA required Yes No



Is Parcel History required? Yes No

What is the Zoning?



Is Project inside a Fire District? Yes No

If so, which one?



Is the project inside an Irrigation District? Yes No

If so, which one?

Does project have Irrigation Approval? Yes No

Which School District?

Is the project inside a UGA? Yes No

If so which one?

Is there FIRM floodplain on the project's parcel? Yes No

If so which zone?

What is the FIRM Panel Number?

Is the Project parcel in the Floodway? Yes No

Does the project parcel contain a shoreline of the State? Yes No

If so what is the Water Body?

What is the designation?

Does the project parcel contain a Classified Stream? Yes No

If so what is the Classification?

Does the project parcel contain a wetland? Yes No

If so what type is it?

Does the project parcel intersect a PHS designation? Yes No

If so, what is the Site Name?

Is there hazardous slope in the project parcel? Yes No

If so, what type?

Does the project parcel abut a DOT road? Yes No

If so, which one?

Does the project parcel abut a Forest Service road? Yes No

If so, which one?

Does the project parcel intersect an Airport overlay zone ? Yes No

If so, which Zone is it in?

Does the project parcel intersect a BPA right of way or line? Yes No

If so, which one?

Is the project parcel in or near a Mineral Resource Land? Yes No

If so, which one?

Is the project parcel in or near a DNR Landslide area? Yes No

If so, which one?

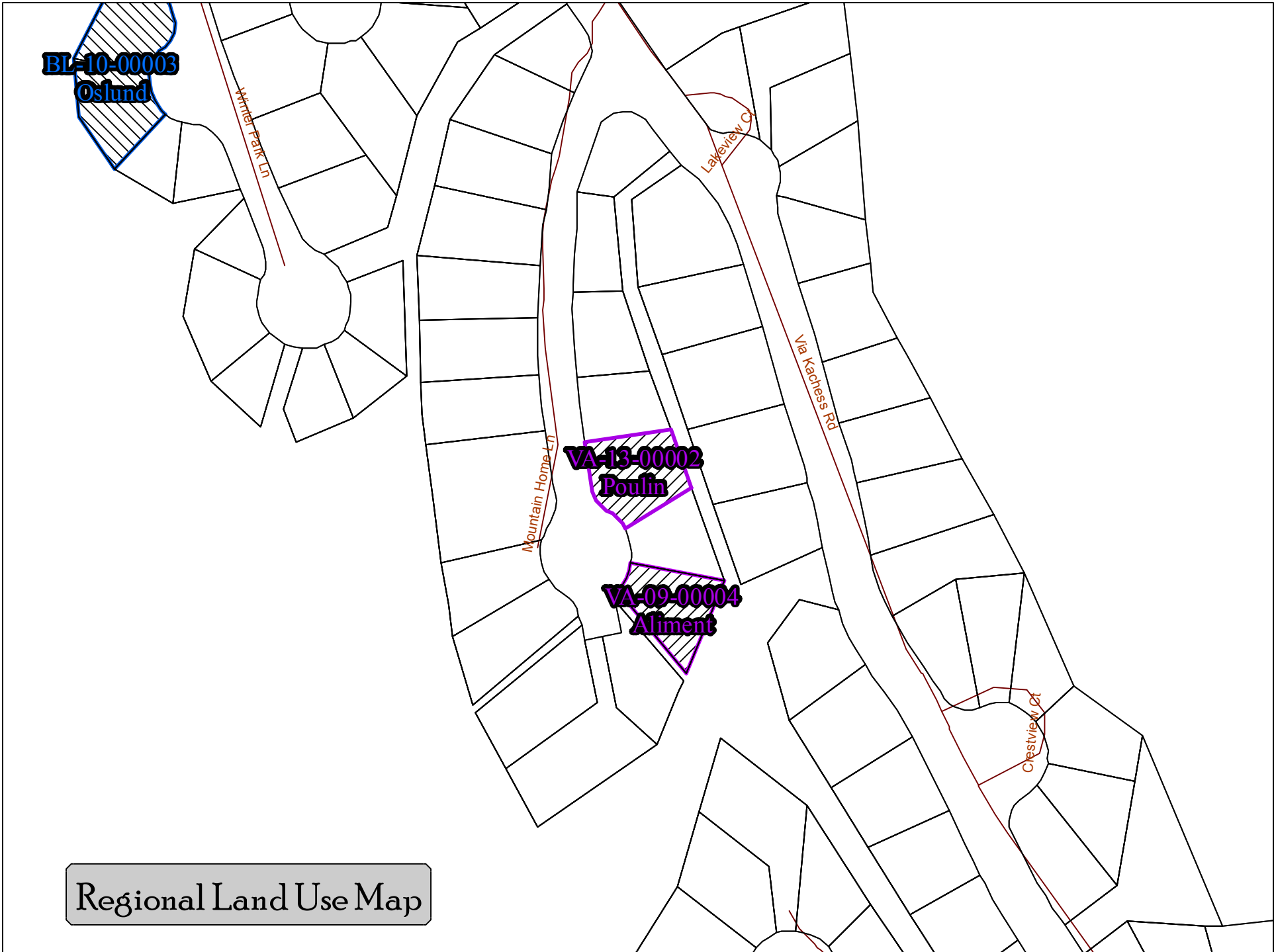
Is the project parcel in or near a Coal Mine area? Yes No

What is the Seismic Designation?

Does the Project Application have a Title Report Attached?

Does the Project Application have a Recorded Survey Attached?

Have the Current Years Taxes been paid?

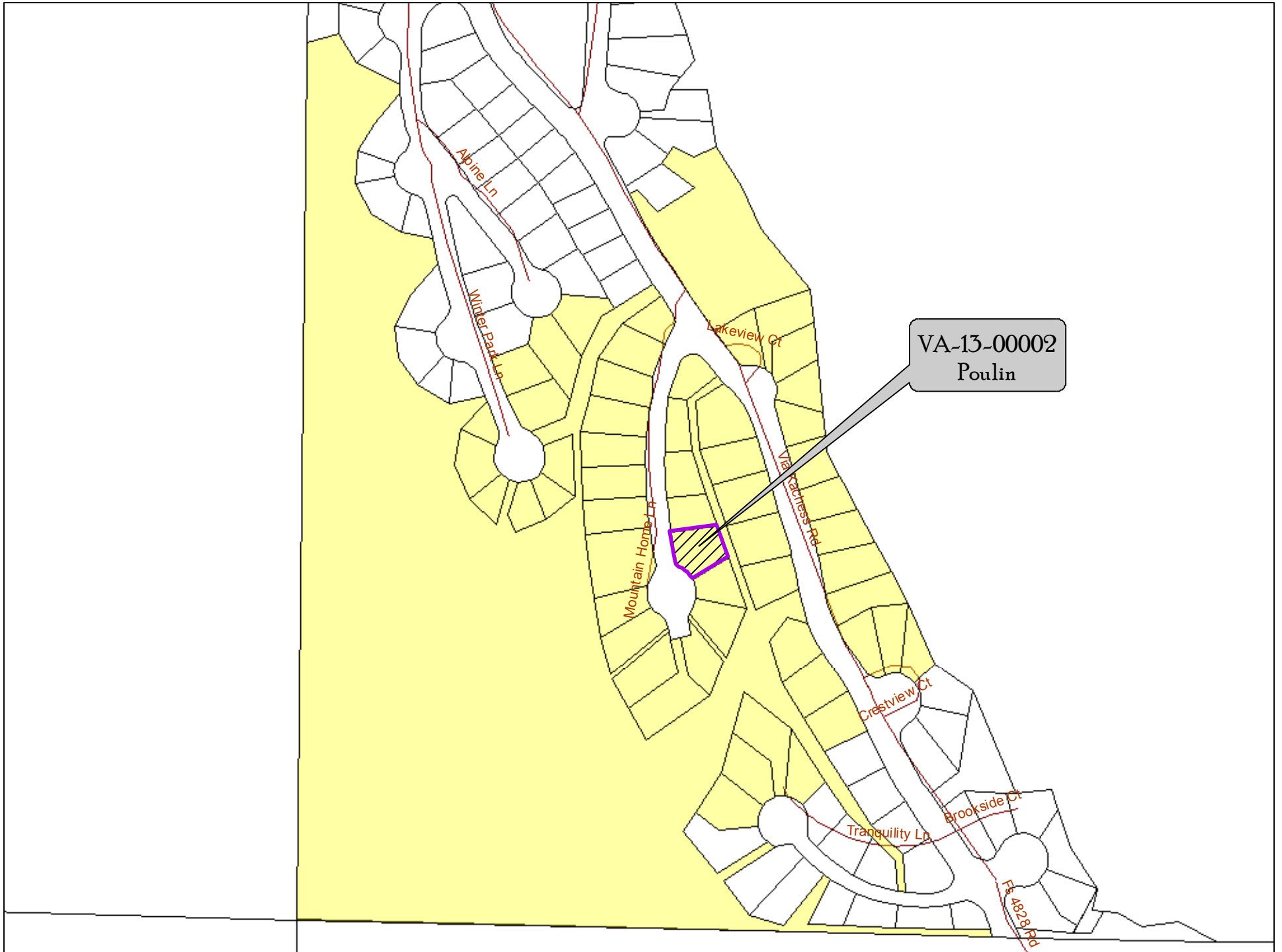


BL-10-00003
Oslund

VA-13-00002
Poulin

VA-09-00004
Aliment

Regional Land Use Map



VA-13-00002
Poulin

VA-13-00002

April 4, 2013

Kittitas County Community Development Services
411 N. Ruby Street. Suite 2
Ellensburg, WA 98926



Re: Zoning Variance Application
Bruce Poulin Lot #50 Lake Kachees

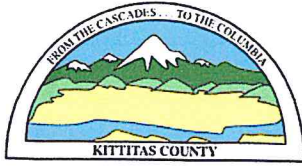
Please find the attached zoning variance application requesting a 5 foot variance to build a garage on Lot # 50 Lake Kachees.

I was in at the planning office Wednesday March 27th and spoke briefly with Doc Hansen about this project. I have tried to include all requested information, if there is any additional information you need please let me know.

Sincerely,

A handwritten signature in blue ink that reads "Bruce Poulin".

Bruce Poulin
Phone: 425-466-0674
Email: brucepoulin3@yahoo.com



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

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ZONING VARIANCE APPLICATION

Relief from a provisions of Title 17 when, because of unusual circumstances, following such provision would cause undue hardship (See KCC 17.84)

Please type or print clearly in ink. Attach additional sheets as necessary. Pursuant to KCC 15A.03.040, a complete application is determined within 28 days of receipt of the application submittal packet and fee. The following items must be attached to the application packet.

REQUIRED ATTACHMENTS

- Site plan of the property with all proposed: buildings; points of access, roads, and parking areas; septic tank and drainfield and replacement area; areas to be cut and/or filled; and, natural features such as contours, streams, gullies, cliffs, etc.
- Project Narrative responding to Questions 9 and 10 on the following pages.

APPLICATION FEES:

\$523.00 Kittitas County Community Development Services (KCCDS)

\$235.00 Kittitas County Environmental Health

\$50.00 Kittitas County Department of Public Works

\$65.00 Kittitas County Fire Marshal

\$873.00 Total fees due for this application (One check made payable to KCCDS)

For Staff Use Only

Application Received By (CDS Staff Signature):

SM

DATE:
4-8-13

RECEIPT #
16924

RECEIVED

APR 08 2013

KITTITAS COUNTY

CDS
DATE STAMP IN BOX

COMMUNITY PLANNING • BUILDING INSPECTION • PLAN REVIEW • ADMINISTRATION • PERMIT SERVICES • CODE ENFORCEMENT • FIRE INVESTIGATION

GENERAL APPLICATION INFORMATION

1. Name, mailing address and day phone of land owner(s) of record:

Landowner(s) signature(s) required on application form.

Name: Bruce Poulin

Mailing Address: 23308 SE 13th Court

City/State/ZIP: Sammamish WA 98075

Day Time Phone: 425-466-0674

Email Address: brucepoulin3@yahoo.com

2. Name, mailing address and day phone of authorized agent, if different from landowner of record:

If an authorized agent is indicated, then the authorized agent's signature is required for application submittal.

Agent Name: n/a

Mailing Address:

City/State/ZIP:

Day Time Phone:

Email Address:

3. Name, mailing address and day phone of other contact person

If different than land owner or authorized agent.

Name: n/a

Mailing Address:

City/State/ZIP:

Day Time Phone:

Email Address:

4. Street address of property:

Address: 200 Mountain Home Lane

City/State/ZIP: Easton WA 98925

5. Legal description of property (attach additional sheets as necessary):

Lot#50,Div.#1Kachees,Sec.17;TWP.21RGE.13 Map#21-13-17050-0050

6. Tax parcel number: 676735

7. Property size: 0.28 (acres)

8. Land Use Information:

Zoning: Residential Comp Plan Land Use Designation: Forest & Range

PROJECT NARRATIVE

(INCLUDE RESPONSES AS AN ATTACHMENT TO THIS APPLICATION)

9. **Narrative project description (include as attachment):** Please include at minimum the following information in your description: describe project size, location, and the provision of zoning code for which this variance is requested and the way in which you wish to vary from the code.
10. **A variance may be granted only when the following criteria are met (see KCC 17.84.10). Please describe in detail how each criteria is met for this particular request:**
- A. Unusual circumstances or conditions applying to the property and/or the intended use that do not apply generally to other property in the same vicinity or district, such as topography.
 - B. Such variance is necessary for the preservation and enjoyment of a substantial property right of the applicant possessed by the owners of other properties in the same vicinity.
 - C. That authorization of such variance will not be materially detrimental to the public welfare or injurious to property in the vicinity.
 - D. That the granting of such variance will not adversely affect the realization of the comprehensive development pattern.

AUTHORIZATION

11. Application is hereby made for permit(s) to authorize the activities described herein. I certify that I am familiar with the information contained in this application, and that to the best of my knowledge and belief such information is true, complete, and accurate. I further certify that I possess the authority to undertake the proposed activities. I hereby grant to the agencies to which this application is made, the right to enter the above-described location to inspect the proposed and or completed work.

All correspondence and notices will be transmitted to the Land Owner of Record and copies sent to the authorized agent or contact person, as applicable.

Signature of Authorized Agent:
(REQUIRED if indicated on application)

Date:

X _____

Signature of Land Owner of Record
(Required for application submittal):

Date:

X Diana A. Souli

April 4, 2013

Bruce Poulin - Lot #50 Kachees - Variance Request – April 4, 2013

9. Project Description:

Proposed project consist of adding a 16 X 26 foot garage to the north side of the cabin with usable space below.

Location:

Lot 50 located at 200 Mountain Home Lane, in the Lake Kachess Community

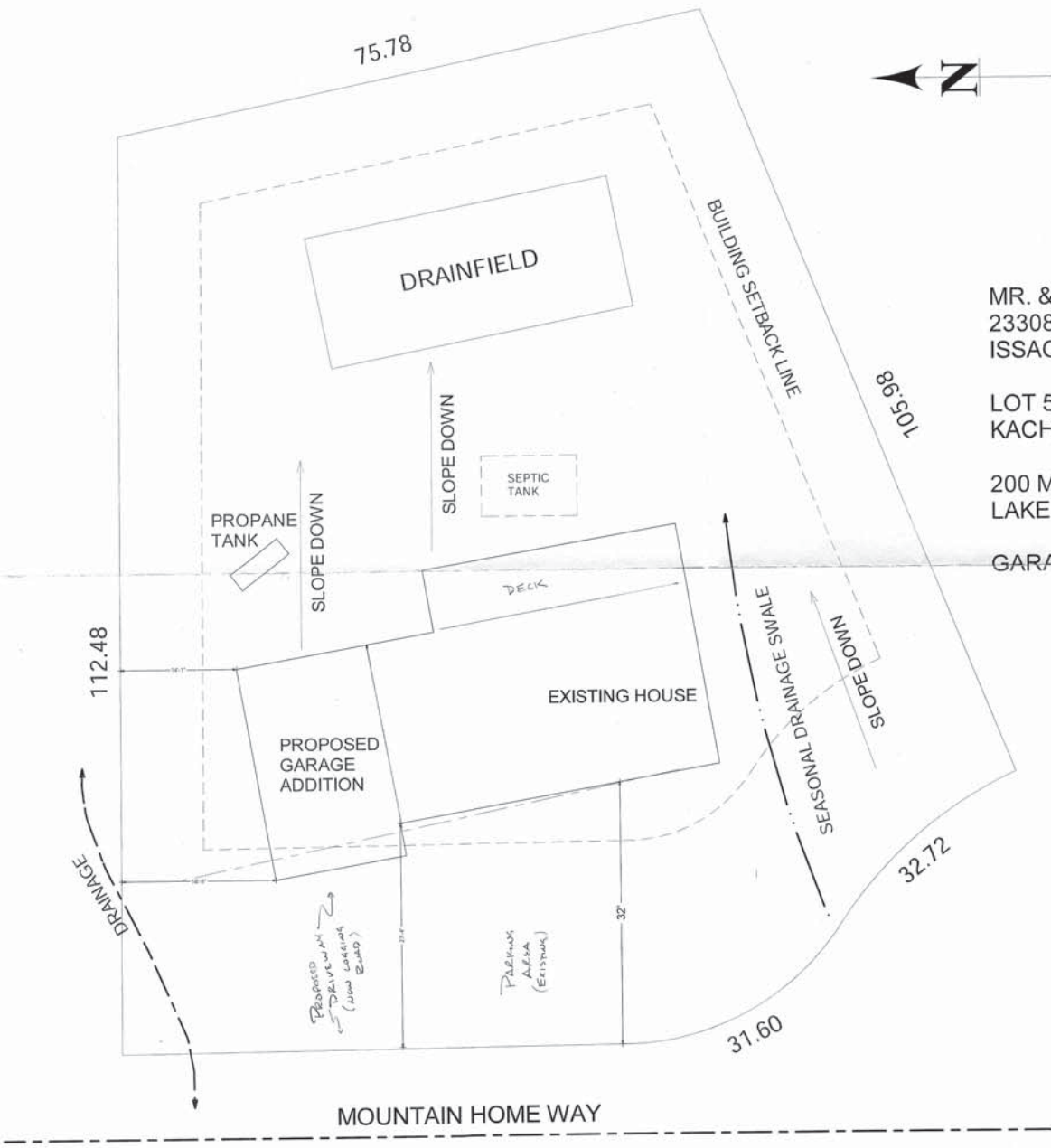
Variance Request:

Lot 50 is zoned Forest and Range area which requires a 25 foot front setback. We are requesting a 5 foot variance resulting in a 20 foot setback from the front property line. The cabin currently on the property exceeds the 25 foot setback. Because the cabin is not parallel to the road the corner of the proposed garage encroaches into the 25 foot front setback.



10.

- A. Lot 50 is unusual because it is approximately 1/10 the minimum lot size for a Forest and Range area. In addition to the size the lot slopes down steeply from the road at the front of the lot and is bisected by a drainage ditch south of the cabin. There is more room to build on the south side but the steepness and drainage make it more difficult to build leaving the north side the only reasonable spot to add a garage. The proposed garage site slopes considerably (dropping approximately 7 ft. in 22 ft.) and the slope increases just below the proposed garage causing extra difficulty in construction. Moving the garage forward reduces construction hardship, the impact on the environment and visual impact from the neighbors' lots and street below.
- B. Garages of this size are common in this development and consistent with the neighborhood. Almost 60% of the cabins on this road have garages. All cabins on the lower side of the road are located within the 25 foot setback. The three properties closest to lot 50 have variances of approximately 13 to 17 feet; a 5 foot variance would be the smallest variance of all similar lots. These variances have eased the construction and eliminated ongoing access issue that would have been incurred had these cabins been built with a 25 foot setback.
- C. Because of the lot's layout and similarity to the neighboring cabins a 5 foot variance will not be injurious to property in the vicinity. In fact by moving the garage forward the garage fits better into the site, reducing its relative height and environmental impact. This location will minimize the visual impact of the garage from the neighbors and road below. This variance is not materially detrimental to the public welfare.
- D. As noted a variance is consistent with the development pattern already established on this street and development. A 5 foot variance is a significantly smaller than similar variances in this area.



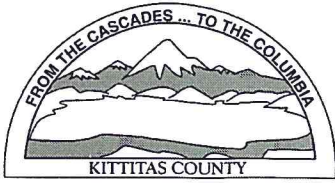
RECEIVED
 APR 8 8 2015
 KITITAS COUNTY
 COS

MR. & MRS. BRUCE POULIN
 23308 SE 13TH COURT
 ISSAQUAH, WA 98027

LOT 50, DIV. #1
 KACHESS

200 MOUNTAIN HOME WAY
 LAKE KACHESS, WA

GARAGE ADDITION



KITTITAS COUNTY PERMIT CENTER
411 N. RUBY STREET, ELLENSBURG, WA 98926

RECEIPT NO.: 00016924

COMMUNITY DEVELOPMENT SERVICES
(509) 962-7506

PUBLIC HEALTH DEPARTMENT
(509) 962-7698

DEPARTMENT OF PUBLIC WORKS
(509) 962-7523

Account name: 006220

Date: 4/8/2013

Applicant: BRUCE & DEBORAH POULIN

Type: check # 7831

<u>Permit Number</u>	<u>Fee Description</u>	<u>Amount</u>
VA-13-00002	ADMINISTRATIVE VARIANCE	523.00
VA-13-00002	ADMIN VARIANCE FM FEE	65.00
VA-13-00002	PUBLIC WORKS ADMIN VARIANCE	50.00
VA-13-00002	EH LAND USE VARIANCE REVIEW	235.00
	Total:	873.00