

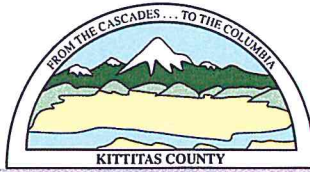
Jeff Watson

From: Jeff Watson
Sent: Friday, June 28, 2013 10:14 AM
To: Christina Wollman; Holly Duncan; Carol Kukulja (ckuk@live.com); dbrewster@summit90.com; Brian Yotz (Brian.Yotz@bankwithsterling.com)
Cc: Doc Hansen
Subject: VA-13-00003 Silver Fir Notice of Decision
Attachments: VA-13-00003 Silver Fir Master File.pdf

[VA-13-00003 Silver Fir](#) Internal County Link

Kittitas County Community Development Services has issued a decision for the above mentioned application. See the **Findings of Fact** and **Notice of Decision** in the attached master file for the **decision** and the details regarding **appeals**. Please feel free to contact me if you should have **any** additional questions.

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



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"

June 28, 2013

Silver Fir Properties LLC
1351 Laforest Drive SE
North Bend WA 98045

James Thomas
2221 Everett Avenue #104
Everett WA 98201

RE: NOTICE OF DECISION: Silver Fir Properties Variance (VA-13-00003)

Dear Silver Fir Properties:

The variance application you submitted for a Structural Setback Variance to encroach 15 feet into the rear setback of the property has been **denied**. The site is located approximately 25 miles northwest of Cle Elum on Snoqualmie Pass in Ski Acres Estates; west side of Tamarack Lane, half way down, in a portion of Section 09, T22N, R11E, WM in Kittitas County, bearing Assessor's map number 22 11 09054 0059.

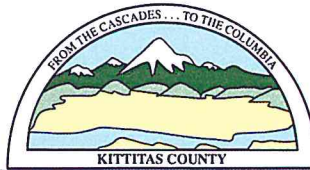
This denial is based on the variance criteria contained in Title 17.84 Kittitas County Zoning Code. Complete Findings of Fact for this denial are attached, but in summary Kittitas County Community Development Services found that:

1. The applicant has failed to demonstrate in a factual and meaningful way the existence of any "*unusual circumstance or condition*" that does not apply generally to other property in the same vicinity.
2. The applicant has failed to demonstrate in a factual and meaningful way the existence of an "*undue hardship*" caused by the application of the yard requirements as stipulated in KCC 17.60.80.
3. The applicant has failed to demonstrate in a factual and meaningful way the existence of a "*substantial property right*" that may be negated by the application of the yard requirements as stipulated in KCC 17.60.80.
4. The applicant has failed to demonstrate in a factual and meaningful way that the encroachment will not be "*injurious*" to the public welfare, or how the proposed encroachment might be mitigated to protect the public welfare.

There is a 10 working day appeal period on this variance approval, ending **Thursday, July 18th, 2013 at 5:00 P.M.** Such appeals are filed with the Kittitas County Board of County Commissioners with a fee of \$500.00 at 411 N. Ruby, Suite 2, Ellensburg, WA 98926. Timely appeals must present factual objections to the variance decision and may only be filed by parties with standing.

Sincerely,

Jeff Watson
Staff Planner
Community Development Services
(509) 933-8274



FINDINGS OF FACT AND CONCLUSIONS OF LAW Silver Fir Zoning Variance VA-13-00003

This matter having come before the Kittitas County Community Development Services for the Zoning Setback Variance (VA-13-00003) from Silver Fir Properties LLC, landowner to reduce the rear yard setback in the Residential zone from 25 feet to 10 feet, Kittitas County Community Development Services makes the following Findings of Facts, Conclusions at Law and Decision related to the above referenced matter:

1. Community Development Services finds that Silver Fir Properties LLC, landowner submitted a zoning setback variance application on April 29, 2013. A Notice of Application was issued on May 24, 2013. This notice was mailed to government agencies, adjacent property owners, and the applicant as required by law.
2. Community Development Services finds that the site proposed for the zoning setback variance is approximately 25 miles northwest of Cle Elum on Snoqualmie Pass in Ski Acres Estates; west side of Tamarack Lane, half way down, in a portion of Section 09, T22N, R11E, WM in Kittitas County, bearing Assessor's map number 22 11 09054 0059.
3. Community Development Services finds that there is no requirement for county approval of the front yard setback as outlined in the application site plan. The front 15 foot setback for the Residential zone as provisioned in KCC 17.16.060 has been met by the project as proposed. Kittitas County has no interest or jurisdiction in matters of civil CC&Rs imposed by Home Owner Associations.
4. Community Development Services finds that based on the criteria outlined in Title 17.84 of the Kittitas County Code, the proposed setback variance application **has not** demonstrated that:
 - a. Unusual circumstances or conditions apply to the property and/or the intended use that do not apply to other property in the general area.
 - i. **The applicant has failed to demonstrate in a factual and meaningful way the existence of any "unusual circumstance or condition" that does not apply generally to other property in the same vicinity.**
 - ii. **The applicant has failed to demonstrate in a factual and meaningful way the existence of an "undue hardship" caused by the application of the yard requirements as stipulated in KCC 17.60.80.**
 - b. Such variance is necessary for the preservation and enjoyment of a substantial property right of the applicant possessed by owners of other properties in the same vicinity.
 - i. **The applicant has failed to demonstrate in a factual and meaningful way the existence of a "substantial property right" that may be negated by the application of the yard requirements as stipulated in KCC 17.60.80.**
 - c. Authorization of such variance will not be materially detrimental to the public welfare or injurious to property in the vicinity.
 - i. **The applicant has failed to demonstrate in a factual and meaningful way that**

the encroachment will not be “injurious” to the public welfare, or how the proposed encroachment might be mitigated to protect the public welfare.

5. Community Development Services finds the granting of the proposed zoning setback variance is **not** consistent and compatible with the intent of goals, objectives and policies of the comprehensive plan, and any implementing regulation.

Based upon above mentioned Findings of Facts and Conclusion of Law the Stencil zoning setback variance (VA-13-00003) is hereby **denied**.


Jeff Watson, Staff Planner

June 28, 2013
Date

These findings represent an administrative decision and as such may be appealed pursuant to KCC 15A.07.010 by submitting specific factual objections and a fee of \$500 to the Kittitas County Board of Adjustment by November 19, 2012 at 5:00pm to 411 North Ruby Street, Suite 2, Ellensburg, WA 98926.

Jeff Watson

From: Jeff Watson
Sent: Friday, June 28, 2013 9:48 AM
To: legals@kvnews.com
Subject: Publication Request
Attachments: VA-13-00003 Silver Fir Notice of Decision Legal.docx

VA-13-00003 Silver Fir

Please publish the attached on: Wednesday July 3, 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

DAILY RECORD/KITTITAS PUB
C/O IDAHO STATE JOURNAL RECEIVABLES
PO BOX 1570
POCATELLO ID 83204

ORDER CONFIRMATION

Salesperson: DANIELLE RENWICK

Printed at 06/28/13 09:53 by dde18

Acct #: 84066

Ad #: 920362

Status: N

KITTITAS CO PUBLIC WORKS
411 N. RUBY ST, SUITE 1
ELLENSBURG WA 98926

Start: 07/03/2013 Stop: 07/03/2013
Times Ord: 1 Times Run: ***
STD6 1.00 X 6.70 Words: 190
Total STD6 6.70
Class: 0001 LEGAL NOTICES
Rate: LEG2 Cost: 57.62
Affidavits: 1

Contact:

Phone: (509)962-7523

Fax#:

Email: maria.fischer@co.kittitas.wa.us, dora.vanepps@co.kittitas.wa.us Last Chg

Agency:

Ad Descrpt: N/D SILVER FIR VA-13-0003

Given by: *

Created: dde18 06/28/13 09:51

COMMENTS:

COPIED from AD 912352

PUB ZONE ED TP START INS STOP SMTWTFS
DR A 97 S 07/03
IN A 97 S 07/03

AUTHORIZATION

Under this agreement rates are subject to change with 30 days notice. In the event of a cancellation before schedule completion, I understand that the rate charged will be based upon the rate for the number of insertions used.

Quote from Daily Record/Kittitas County Publishing (509) 925-1414
This ad will run as quoted unless cancellation is received. Please contact your sales rep 24 hours prior to first run date to cancel order.

Jeff Watson
Name (print or type)

[Signature]
Name (signature)

(CONTINUED ON NEXT PAGE)

DAILY RECORD/KITTITAS PUB
C/O IDAHO STATE JOURNAL RECEIVABLES
PO BOX 1570
POCATELLO ID 83204

ORDER CONFIRMATION (CONTINUED)

Salesperson: DANIELLE RENWICK

Printed at 06/28/13 09:53 by dde18

Acct #: 84066

Ad #: 920362

Status: N

NOTICE OF DECISION
Silver Fir Setback
Variance
(VA-13-00003)

Pursuant to RCW 36.70B.130 and KCC 15A.06, notice is hereby given that Kittitas County Community Development Services has denied an application from Silver Fir Properties LLC, landowners, for a Structural Setback Variance from the required 25 foot rear yard setback in the residential zone. The site is located approximately 25 miles northwest of Cle Elum on Snoqualmie Pass in Ski Acres Estates; west side of Tamarack Lane, half way down, in a portion of Section 09, T22N, R11E, WM in Kittitas County, bearing Assessor's map number 22 11 09054 0059.

An appeal of this land use decision may be filed within 10 working days by submitting specific factual objections and a fee of \$500 to the Kittitas County Board of Commissioners at 205 West 5th, #108 Ellensburg, WA 98926. The appeal and deadline is Thursday July 18, 2013 at 5:00pm.

The original application, findings of fact and related documentation may be examined during business hours at Kittitas County Community Development Services, 411 N. Ruby Suite 2, Ellensburg, WA 98926 or on line at <http://www.co.kittitas.wa.us/cds/current/setback-variances.asp>.

Date: June 28, 2013

Publish: July 3, 2013 Daily Record

NOTICE OF DECISION
Silver Fir Setback Variance
(VA-13-00003)

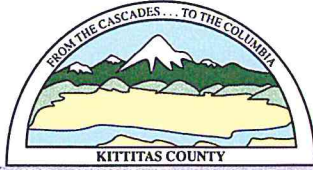
Pursuant to RCW 36.70B.130 and KCC 15A.06, notice is hereby given that Kittitas County Community Development Services has **denied** an application from Silver Fir Properties LLC, landowners, for a Structural Setback Variance from the required 25 foot rear yard setback in the residential zone. The site is located approximately 25 miles northwest of Cle Elum on Snoqualmie Pass in Ski Acres Estates; west side of Tamarack Lane, half way down, in a portion of Section 09, T22N, R11E, WM in Kittitas County, bearing Assessor's map number 22 11 09054 0059.

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The original application, findings of fact and related documentation may be examined during business hours at Kittitas County Community Development Services, 411 N. Ruby Suite 2, Ellensburg, WA 98926 or on line at <http://www.co.kittitas.wa.us/cds/current/setback-variances.asp>.

Date: June 28, 2013

Publish: July 3, 2013 – Daily Record



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"

June 27, 2013

Silver Fir Properties LLC
1351 Laforest Drive SE
North Bend WA 98045

James Thomas
2221 Everett Avenue #104
Everett WA 98201

RE: Transmittal of Comments – Silver Fir Setback Variance (VA-13-00003)

Dear Applicant and Interested Parties:

Enclosed are the comments received regarding the Silver Fir Setback Variance (VA-13-00003) during the comment period:

June 13, 2013

Kittitas County Public Health – Holly Duncan

May 31, 2013

Kittitas County Department of Public Works – Christina Wollman

June 3, 2013

Inquiry – Carol Kukulja

Please review all comments and notify me of any questions. I will be issuing a decision based in part on the comments received.

Sincerely,

Jeff Watson
Staff Planner

CC via Email: dbrewster@summiti90.com
Brian.Yotz@bankwithsterling.com

Jeff Watson

From: Jeff Watson
Sent: Thursday, June 27, 2013 11:34 AM
To: dbrewster@summiti90.com; Brian Yotz (Brian.Yotz@bankwithsterling.com)
Subject: VA-13-00003 Silver Fir Transmittal of Comments
Attachments: VA-13-00003 Silver Fir Transmittal of Comments Packet.pdf

VA-13-00003 Silver Fir

Attached are comments and transmittal letter. Hard copies are in the mail to addresses on application.

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

Jeff Watson

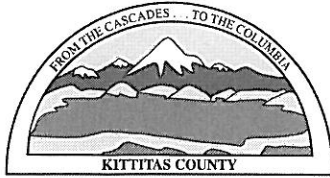
From: Jeff Watson
Sent: Monday, June 03, 2013 11:08 AM
To: 'Carol Kukolja'
Subject: RE: Silver Fir
Attachments: VA-13-00003 Silver Fir Master File.pdf

Attached is the complete file... click the bookmarks on the left to view the various maps and documentation.

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

From: Carol Kukolja [mailto:ckuk@live.com]
Sent: Monday, June 03, 2013 10:42 AM
To: Jeff Watson
Subject: Silver Fir

My husband and I have a parcel in the Silver Fir Project and am curious about which parcel is requesting a setback variance. Could you please clarify for us. Thank you, Carol and Branko Kukolja



KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: Jeff Watson
FROM: Christina Wollman, Planner II *W*
DATE: May 31, 2013
SUBJECT: Silver Fir Accessory Dwelling Unit VA-13-00003

The Department of Public Works has reviewed the permit for the Silver Fir Variance and has the following comments:

- A. Addressing: Contact the Kittitas County Rural Addressing Coordinator at (509) 962-7523 to obtain addresses prior to obtaining a building permit. A parcel cannot receive a building permit or utilities until such parcel is identified with a 911 address.

Jeff Watson

From: Holly Duncan
Sent: Tuesday, May 28, 2013 3:57 PM
To: Jeff Watson; Dan Valoff
Subject: RE: Kittitas County Notice of ApplicationVA-13-00003 Silver Fir

Jeff,

I see no problems with VA-13-00003. The proposed structure will be on Snoqualmie Pass sewer and water and therefore doesn't create any issues with Environmental Health. Thank you.

Holly

From: Jeff Watson
Sent: Friday, May 24, 2013 2:28 PM
To: Bill Steele; Brenda Larsen; 'Brent Renfrow (Brent.Renfrow@dfw.wa.gov)'; Candie M. Leader; Christina Wollman; 'Cindy Preston (cindy.preston@dnr.wa.gov)'; 'CROSECOORDINATOR@ECY.WA.GOV'; 'Clear, Gwen (ECY)'; 'enviroreview@yakama.com'; Erin Moore; 'Gretchen.Kaehler@DAHP.wa.gov'; Holly Duncan; 'Jan Jorgenson (jorgenja@cwu.edu)'; 'Jessica Lally (jessica@yakama.com)'; 'jmarvin@yakama.com'; 'Johnson Meninick (johnson@yakama.com)'; Julie Kjorsvik; Kim Dawson; 'linda.hazlett@dnr.wa.gov'; Lisa Iammarino; Lisa Lawrence; Mike Johnston; 'nelmsk@cwu.edu'; Patti Johnson; 'russell.mau@doh.wa.gov'; 'Teske, Mark S'; 'rivers@dnr.wa.gov'; 'Thalia Sachtleben (enviroreview@yakama.com)'; 'Tom Justus (tom.justus@doh.wa.gov)'; 'tribune@nkctribune.com'; James Rivard; Erin Moore; Allison Kimball (brooksideconsulting@gmail.com); Jan Ollivier; 'Richard.Benson@doh.wa.gov'; 'heather.cannon@doh.wa.gov'
Cc: Doc Hansen; 'chandod@eastonsd.org'; 'jthomas@arch-design.net'; dbrewster@summiti90.com
Subject: Kittitas County Notice of ApplicationVA-13-00003 Silver Fir

[VA-13-00003 Silver Fir](#)

THIS PROJECT IS EXEMPT FROM SEPA REVIEW

Kittitas County has received the above referenced land use application; see attached. Agencies within the county network may review the application master file via the above link or through EDEN. Agencies outside of the county network can use the attachment or view better resolution documentation by following this link: <http://www.co.kittitas.wa.us/cds/landuse.asp> and opening the designated file by application number. This file will be updated as the application progresses. Comments within the body of an email are encouraged, but may be submitted as attachments to:

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

RCW and to archiving and review.

message id: 38eb45916c6dcbdac24bb8719d004a14

Jeff Watson

From: Jeff Watson
Sent: Friday, May 24, 2013 2:28 PM
To: Bill Steele; Brenda Larsen; 'Brent Renfrow (Brent.Renfrow@dfw.wa.gov)'; Candie M. Leader; Christina Wollman; 'Cindy Preston (cindy.preston@dnr.wa.gov)'; 'CROSECOORDINATOR@ECY.WA.GOV'; 'Clear, Gwen (ECY)'; 'enviroreview@yakama.com'; Erin Moore; 'Gretchen.Kaehler@DAHP.wa.gov'; Holly Duncan; 'Jan Jorgenson (jorgenja@cwu.edu)'; 'Jessica Lally (jessica@yakama.com)'; 'jmarvin@yakama.com'; 'Johnson Meninick (johnson@yakama.com)'; Julie Kjorsvik; Kim Dawson; 'linda.hazlett@dnr.wa.gov'; Lisa Iammarino; Lisa Lawrence; Mike Johnston; 'nelmsk@cwu.edu'; Patti Johnson; 'russell.mau@doh.wa.gov'; 'Teske, Mark S'; 'rivers@dnr.wa.gov'; 'Thalia Sachtleben (enviroreview@yakama.com)'; 'Tom Justus (tom.justus@doh.wa.gov)'; tribune@nkctribune.com; James Rivard; Erin Moore; Allison Kimball (brooksideconsulting@gmail.com); Jan Ollivier; 'Richard.Benson@doh.wa.gov'; 'heather.cannon@doh.wa.gov'
Cc: Doc Hansen; 'chandod@eastonsd.org'; jthomas@arch-design.net; dbrewster@summit90.com
Subject: Kittitas County Notice of ApplicationVA-13-00003 Silver Fir
Attachments: VA-13-00003 Silver Fir Master File.pdf

[VA-13-00003 Silver Fir](#)

THIS PROJECT IS EXEMPT FROM SEPA REVIEW

Kittitas County has received the above referenced land use application; see attached. Agencies within the county network may review the application master file via the above link or through EDEN. Agencies outside of the county network can use the attachment or view better resolution documentation by following this link: <http://www.co.kittitas.wa.us/cds/landuse.asp> and opening the designated file by application number. This file will be updated as the application progresses. Comments within the body of an email are encouraged, but may be submitted as attachments to:

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

Jeff Watson

From: Microsoft Outlook
To: Candie M. Leader; Erin Moore; Brenda Larsen; Doc Hansen; Bill Steele; James Rivard; Patti Johnson; Jan Ollivier; Kim Dawson; Julie Kjorsvik; Holly Duncan; Christina Wollman; Lisa Lawrence; Lisa Iammarino
Sent: Friday, May 24, 2013 2:28 PM
Subject: Delivered: Kittitas County Notice of ApplicationVA-13-00003 Silver Fir

Your message has been delivered to the following recipients:

[Candie M. Leader](#)

[Erin Moore](#)

[Brenda Larsen](#)

[Doc Hansen](#)

[Bill Steele](#)

[James Rivard](#)

[Patti Johnson](#)

[Jan Ollivier](#)

[Kim Dawson](#)

[Julie Kjorsvik](#)

[Holly Duncan](#)

[Christina Wollman](#)

[Lisa Lawrence](#)

[Lisa Iammarino](#)

Subject: Kittitas County Notice of ApplicationVA-13-00003 Silver Fir

Sent by Microsoft Exchange Server 2007

Jeff Watson

From: Microsoft Outlook
To: 'Brent Renfrow (Brent.Renfrow@dfw.wa.gov)'; 'Cindy Preston (cindy.preston@dnr.wa.gov)'; 'CROSEPACORDINATOR@ECY.WA.GOV'; 'Clear, Gwen (ECY)'; 'enviroreview@yakama.com'; 'Gretchen.Kaehler@DAHP.wa.gov'; 'Jan Jorgenson (jorgenja@cwu.edu)'; 'Jessica Lally (jessica@yakama.com)'; 'jmarvin@yakama.com'; 'Johnson Meninick (johnson@yakama.com)'; 'linda.hazlett@dnr.wa.gov'; 'Mike Johnston; 'nelmsk@cwu.edu'; 'russell.mau@doh.wa.gov'; 'Teske, Mark S'; 'rivers@dnr.wa.gov'; 'Thalia Sachtleben (enviroreview@yakama.com)'; 'Tom Justus (tom.justus@doh.wa.gov)'; 'tribune@nkctribune.com'; 'Allison Kimball (brooksideconsulting@gmail.com)'; 'Richard.Benson@doh.wa.gov'; 'heather.cannon@doh.wa.gov'; 'chandod@eastonsd.org'; 'jthomas@arch-design.net; dbrewster@summiti90.com
Sent: Friday, May 24, 2013 2:28 PM
Subject: Relayed: Kittitas County Notice of ApplicationVA-13-00003 Silver Fir

Delivery to these recipients or distribution lists is complete, but delivery notification was not sent by the destination:

['Brent Renfrow \(Brent.Renfrow@dfw.wa.gov\)'](mailto:Brent.Renfrow@dfw.wa.gov)

['Cindy Preston \(cindy.preston@dnr.wa.gov\)'](mailto:cindy.preston@dnr.wa.gov)

['CROSEPACORDINATOR@ECY.WA.GOV'](mailto:CROSEPACORDINATOR@ECY.WA.GOV)

['Clear, Gwen \(ECY\)'](mailto:Clear, Gwen (ECY))

['enviroreview@yakama.com'](mailto:enviroreview@yakama.com)

['Gretchen.Kaehler@DAHP.wa.gov'](mailto:Gretchen.Kaehler@DAHP.wa.gov)

['Jan Jorgenson \(jorgenja@cwu.edu\)'](mailto:Jan Jorgenson (jorgenja@cwu.edu))

['Jessica Lally \(jessica@yakama.com\)'](mailto:Jessica Lally (jessica@yakama.com))

['jmarvin@yakama.com'](mailto:jmarvin@yakama.com)

['Johnson Meninick \(johnson@yakama.com\)'](mailto:Johnson Meninick (johnson@yakama.com))

['linda.hazlett@dnr.wa.gov'](mailto:linda.hazlett@dnr.wa.gov)

Mike Johnston

['nelmsk@cwu.edu'](mailto:nelmsk@cwu.edu)

['russell.mau@doh.wa.gov'](mailto:russell.mau@doh.wa.gov)

['Teske, Mark S'](mailto:Teske, Mark S)

['rivers@dnr.wa.gov'](mailto:rivers@dnr.wa.gov)

[Thalia Sachtleben \(enviroreview@yakama.com\)](mailto:enviroreview@yakama.com)

[Tom Justus \(tom.justus@doh.wa.gov\)](mailto:tom.justus@doh.wa.gov)

tribune@nkctribune.com

[Allison Kimball \(brooksideconsulting@gmail.com\)](mailto:brooksideconsulting@gmail.com)

Richard.Benson@doh.wa.gov

heather.cannon@doh.wa.gov

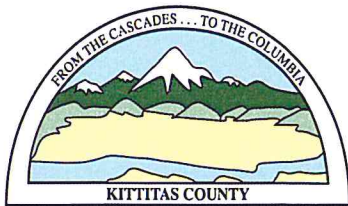
chandod@eastonsd.org

jthomas@arch-design.net

dbrewster@summiti90.com

Subject: Kittitas County Notice of ApplicationVA-13-00003 Silver Fir

Sent by Microsoft Exchange Server 2007



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: Thursday, May 30, 2013

Application Received: Monday, April 29, 2013

Application Complete: Friday, May 24, 2013

Project Name (File Number): Silver Fir (VA-13-00003)

Applicant: Silver Fir Properties LLC

Location: 1 parcel, located approximately 25 miles northwest of Cle Elum on Snoqualmie Pass in Ski Acres Estates; west side of Tamarack Lane, half way down, in a portion of Section 09, T22N, R11E, WM in Kittitas County, bearing Assessor's map number 22-11-09054-0059.

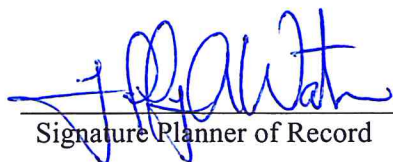
Proposal: Silver Fir Properties LLC, has submitted zoning setback variance application to encroach 15 feet into the 25 foot rear setback established in KCC 17.16.080. The subject property is zoned Residential.

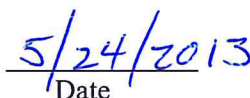
Materials Available for Review: The submitted application and related filed documents may be examined by the public at the Kittitas County Community Development Services (CDS) office at 411 N. Ruby, Suite 2, Ellensburg, Washington, 98926, or on the CDS website at <http://www.co.kittitas.wa.us/cds/current/setback-variances.asp>.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

Written Comments on this proposal can be submitted to CDS any time prior to 5:00 p.m. on **Friday, June 14, 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

DAILY RECORD/KITTITAS PUB
C/O IDAHO STATE JOURNAL RECEIVABLES
PO BOX 1570
POCATELLO ID 83204

ORDER CONFIRMATION

Salesperson: DANIELLE DECATO

Printed at 05/24/13 14:15 by dde18

Acct #: 84066

Ad #: 899076

Status: N

KITTITAS CO PUBLIC WORKS
411 N. RUBY ST, SUITE 1
ELLENSBURG WA 98926

Start: 05/24/2013 Stop: 05/24/2013
Times Ord: 1 Times Run: ***
STD6 1.00 X 10.91 Words: 300
Total STD6 10.91
Class: 0001 LEGAL NOTICES
Rate: LEG2 Cost: 93.83
Affidavits: 1

Contact:

Phone: (509)962-7523

Fax#:

Email: maria.fischer@co.kittitas.wa.us, dora.vanepps@co.kittitas.wa.us Last Cha

Agency:

Ad Descrpt: N/AP SILVER FIR VA-13-000

Given by: *

Created: dde18 05/24/13 14:03

COMMENTS:

COPIED from AD 895459

PUB ZONE ED TP START INS STOP SMTWTFS
DR A 97 S 05/24
IN A 97 S 05/24

AUTHORIZATION

Under this agreement rates are subject to change with 30 days notice. In the event of a cancellation before schedule completion, I understand that the rate charged will be based upon the rate for the number of insertions used.

Quote from Daily Record/Kittitas County Publishing (509) 925-1414
This ad will run as quoted unless cancellation is received. Please contact your sales rep 24 hours prior to first run date to cancel order.


Name (print or type)


Name (signature)

(CONTINUED ON NEXT PAGE)

DAILY RECORD/KITTITAS PUB
C/O IDAHO STATE JOURNAL RECEIVABLES
PO BOX 1570
POCATELLO ID 83204

ORDER CONFIRMATION (CONTINUED)

Salesperson: DANIELLE DECATO

Printed at 05/24/13 14:15 by dde18

Acct #: 84066

Ad #: 899076

Status: N

NOTICE OF APPLICATION

Project Name (File Number):
Silver Fir (VA-13-00003)
Applicant: Silver Fir Properties
LLC

Location: 1 parcel, located approximately 25 miles northwest of Cle Elum on Snoqualmie Pass in Ski Acres Estates: west side of Tamarack Lane, half way down, in a portion of Section 09, T22N, R11, WM in Kittitas County, bearing Assessor's map number 22-11-090540-059.

Proposal: Silver Fir Properties LLC, has submitted zoning setback variance application to encroach 15 feet into the 25 foot rear setback established in KCC 17.16.080. The subject property is zoned Residential.

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 401 N. Ruby, Suite 2, Ellensburg, Washington, 98926, or on the CDS website at <http://www.co.kittitas.wa.us/cd/current/setbackvariances.asp>. Phone: (509) 962-7506.

Written Comments on this proposal can be submitted to CDS any time prior to 5:00 p.m on Friday, June 14, 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

Notice of Application:
May 30, 2013
Application Received:
April 29, 2013
Application Complete:
May 24, 2013
Publish Daily Record:
May 30, 2013

Jeff Watson

From: Jeff Watson
Sent: Friday, May 24, 2013 2:01 PM
To: legals@kvnews.com
Subject: Publication Request VA-13-00003 Silver Fir
Attachments: VA-13-00003 Silver Fir Notice of Application Legal.docx

Please publish the attached on: Thursday May 30, 2013

Thanks,

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

Project Name (File Number): Silver Fir (VA-13-00003)

Applicant: Silver Fir Properties LLC

Location: 1 parcel, located approximately 25 miles northwest of Cle Elum on Snoqualmie Pass in Ski Acres Estates; west side of Tamarack Lane, half way down, in a portion of Section 09, T22N, R11E, WM in Kittitas County, bearing Assessor's map number 22-11-09054-0059.

Proposal: Silver Fir Properties LLC, has submitted zoning setback variance application to encroach 15 feet into the 25 foot rear setback established in KCC 17.16.080. The subject property is zoned Residential.

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 **Friday, June 14, 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.

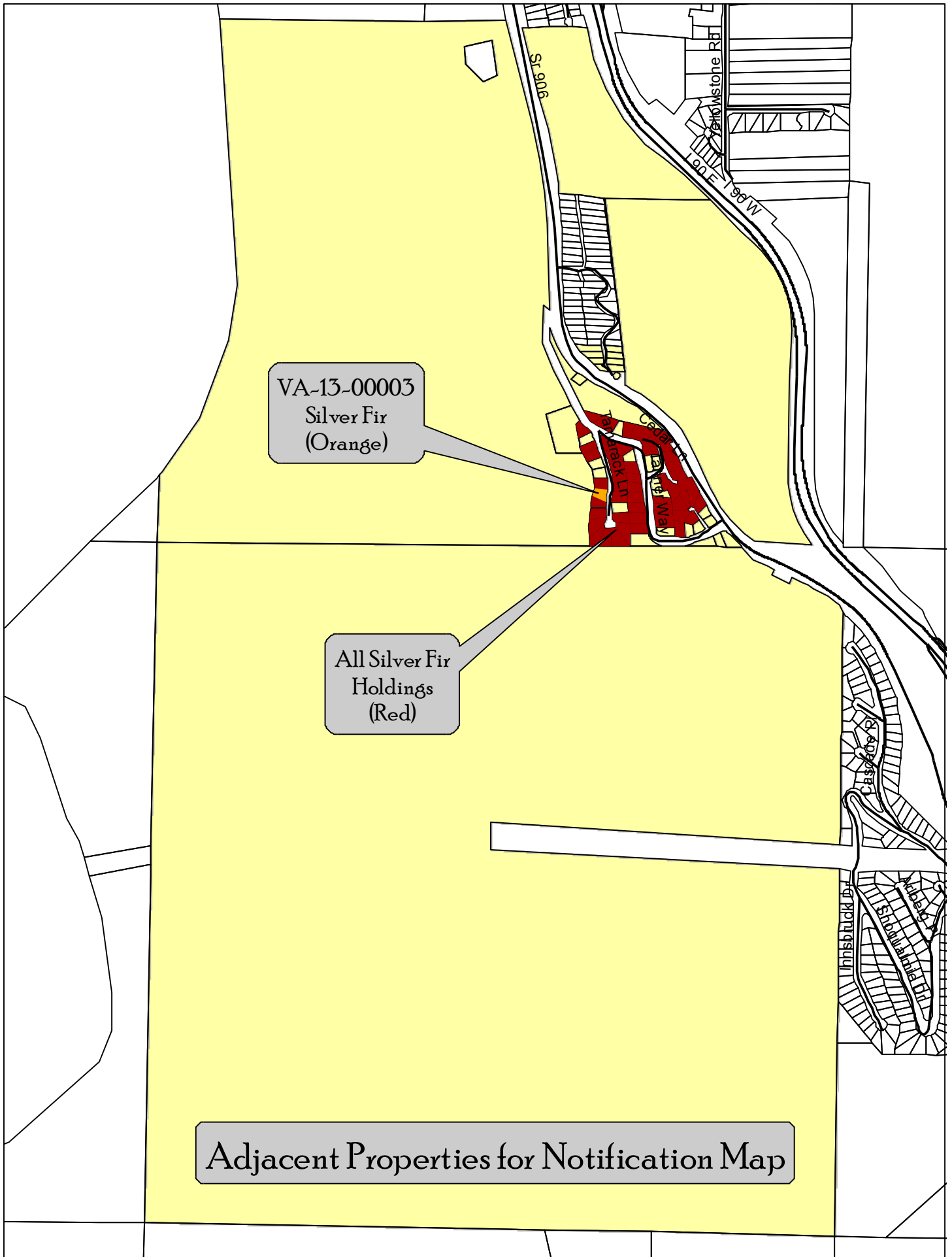
Designated Permit Coordinator (staff contact): Jeff Watson, Staff Planner: (509) 933-8274; email at jeff.watson@co.kittitas.wa.us

Notice of Application: Thursday, May 30, 2013

Application Received: Monday, April 29, 2013

Application Complete: Friday, May 24, 2013

Publication Date: Thursday, May 30, 2013



CNL INCOME SNOQUALMIE LLC PO BOX 1068 SNOQUALMIE PASS WA 98068-	CENTURY TEL OF WA INC (T141) % RASH & ASSOCIATES #100 47 1370 PO BOX 260888 PLANO TX 75026-0888	PRUSA, DAVID J 8024 226TH ST SW EDMONDS WA 98025
MUIR, LARRY F ETUX TRUSTEES 17605 SE 144TH ST RENTON WA 98059-	ALBERG PROPERTIES LLC KAY L ALBERG, MANAGER PO BOX 70368 SEATTLE WA 98127	BALCH, THOMAS B PO BOX 2013 SNOQUALMIE WA 98065
SILVER FIR PROPERTIES LLC 1351 LAFOREST DR SE NORTH BEND WA 98045-	LANHAM, ANTHONY ETUX 1513 4TH AVE W SEATTLE WA 98119-	PHELPS, BRENT & LAUREN 2614 214TH AVE E LAKE TAPPS WA 98001-
FENBERG, JASON & KELLY 597 14TH AVE W KIRKLAND WA 98033-4829	ALLYN, SHARON PO BOX 48 SNOQUALMIE PASS WA 98068-	ORLETH, ROBERT & SONYA 16827 NE 35TH ST BELLEVUE WA 98008-6103
GROTHAUS, DENNIS 3615 S OLD SCHAFFER ROAD SPOKANE VALLEY WA 99206-	KIRKEGAARD, MARTIN L. 5807 E MCGHEE ST TACOMA WA 98404	FRANKLAND, KRISTIE & EGGEBROTEN, LEE PO BOX 1432 JACKSON WY 83001-1432
HURLBUT, CLARKE H ETUX PO BOX 191 SNOQUALMIE PASS WA 98068-	KUKOLJA, BRANKO ETUX 6030 35TH AVE NW SEATTLE WA 98107-	WILSON, SCOTT CLIFFORD FISETTE, ERICA SACHA 8314 361ST AVE NE CARNATION WA 98014-6506
CORBIN, SCOTT M ETUX 1634 292ND PL NE CARNATION WA 98014-	USA (WNF) WENATCHEE NATIONAL FOREST 215 MELODY LN WENATCHEE WA 98801	KCFD #51 (Snoq. Pass) PO Box 99 Snoqualmie Pass, WA 98068

Corporations Division - Registration Data Search

SILVER FIR PROPERTIES LLC

UBI Number	602738421
Category	LLC
Active/Inactive	Active
State Of Incorporation	DE
WA Filing Date	06/22/2007
Expiration Date	06/30/2013
Inactive Date	
Duration	Perpetual
Registered Agent Information	
Agent Name	DAN BREWSTER
Address	1351 LAFOREST DR SE
City	NORTH BEND
State	WA
ZIP	98045
Special Address Information	
Address	
City	
State	
Zip	

Governing Persons

Title	Name	Address
Member	KOSTANICH , TREVOR	223 SYDNEY AVENUE N NORTH BEND , WA 98045
Member,Manager	BREWSTER , DAN	1351 LAFOREST DR SE NORTH BEND , WA 98045
Member	FRISHHOLZ , ROBERT	400 SW 171ST PL SEATTLE , WA 98166

Member	LENIHAN , TERRY	7715 MOON VALLEY ROAD SE NORTH BEND , WA 98045
--------	-----------------	---

[Purchase Documents for this Corporation »](#)

Search Results

Retrieving Corporations Information...



Viewing 1 - 7 of 7 results for "CNL Income"

- CNL INCOME FUND II, LTD., A LIMITED PARTNERSHIP
- CNL INCOME FUND V, LTD., A LIMITED PARTNERSHIP
- CNL INCOME FUND VI, LTD., A LIMITED PARTNERSHIP
- CNL INCOME FUND X, LTD. DBA CNL INCOME FUND X, LTD., ALIMITED PARTNERSHIP
- CNL INCOME FUND XI, LTD. DBA CNL INCOME FUND XI, LTD., ALIMITED PARTNERSHIP
- CNL INCOME FUND XVII, LTD. DBA CNL INCOME FUND XVII, LTD., ALIMITED PARTNERSHIP
- CNL INCOME FUND, LTD., A LIMITED PARTNERSHIP

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All documents filed with the Corporations Division are considered public record.

Search Apps on Mobile Devices



All Corporations Data Download

[Download the whole Corporations search database](#) in XML format. Average file size is 70 Mb compressed, 750 Mb uncompressed.

Jeff Watson

From: Jeff Watson
Sent: Friday, May 24, 2013 11:20 AM
To: 'dbrewster@summit90.com'
Cc: 'jthomas@arch-design.net'
Subject: VA-13-00003 Silver Fir Setback Variance
Attachments: VA-13-00003 Silver Fir Deem Complete Signed.pdf

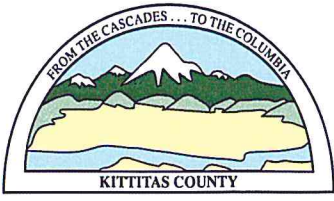
VA-13-00003 Silver Fir

See attached for letter of complete application (signed original is in the mail); this should publish on the 30th and has a 15 day comment period. Ongoing documentation can be found at:

<http://www.co.kittitas.wa.us/cds/current/setback-variances.asp>

Feel free to contact me if you have any questions.

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



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

May 24, 2013

Silver Fir Properties LLC
1351 Laforest Drive SE
Noth Bend, WA 98045

Subject: Silver Fir Zoning Setback Variance, VA-13-00003

Dear Applicant,

Your application for a zoning setback variance on approximately 0.2 acres of land that is zoned Residential, located in a portion of section 09, township 22 N, range 11 E, WM in Kittitas County; Assessor's map number 22-11-09054-0059, was received on Monday, April 29, 2013. Your application has been determined complete as of Friday, May 24, 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.

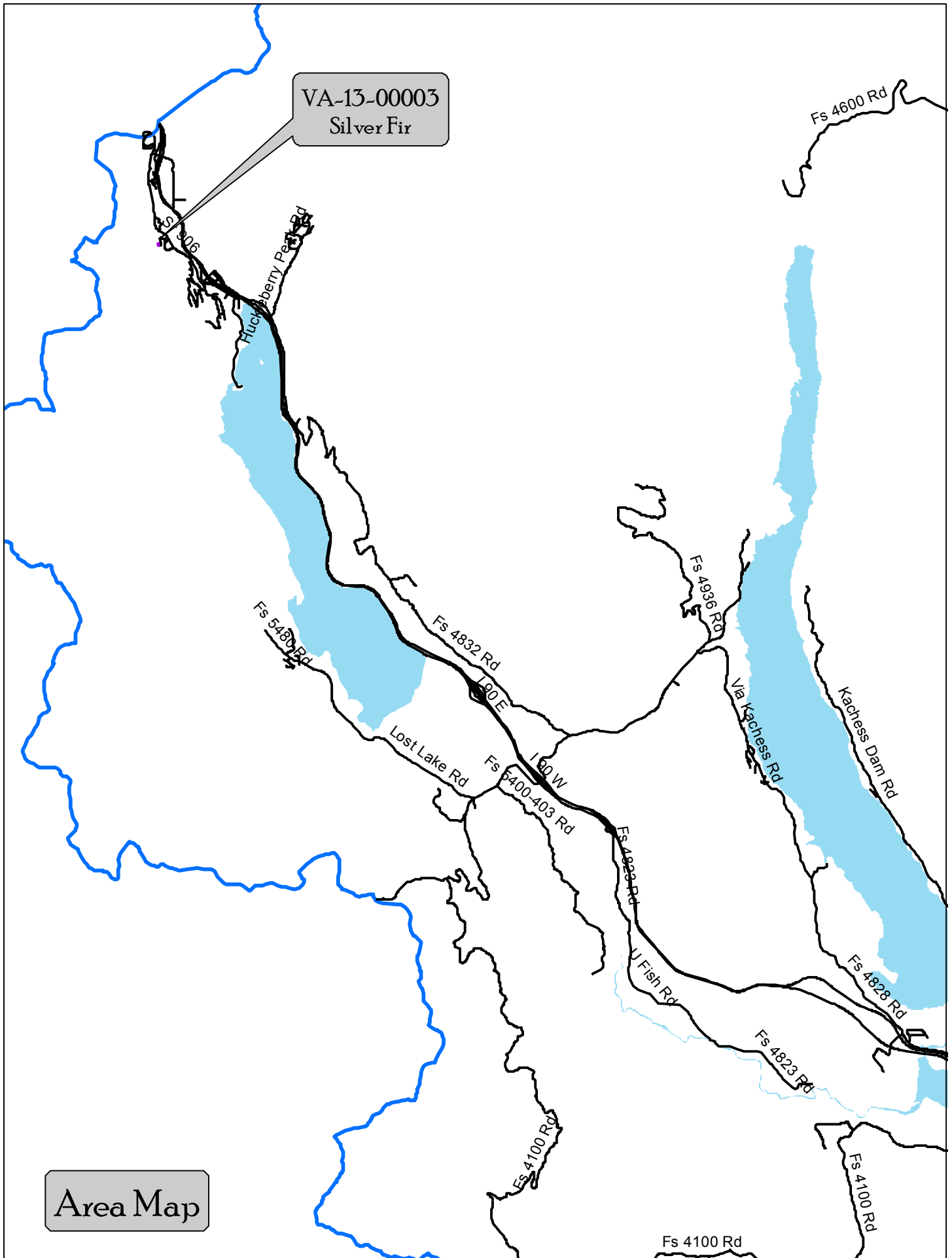
If you have any questions regarding this matter, I can be reached at (509) 933-8274, or by e-mail at jeff.watson@co.kittitas.wa.us

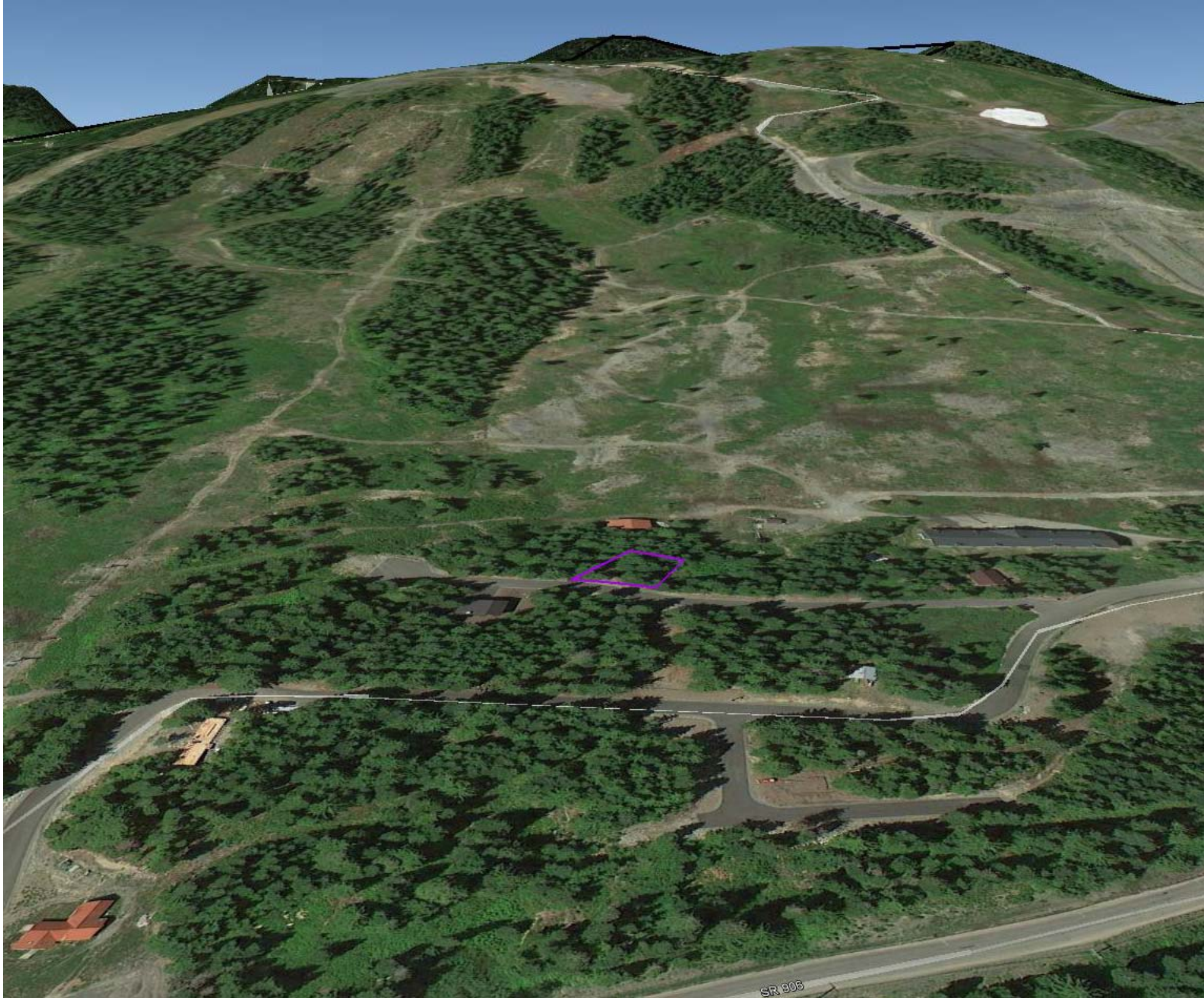
Sincerely

Staff Planner

CC via email: James Thomas – jthomas@arch-design.net
dbrewster@summiti90.com

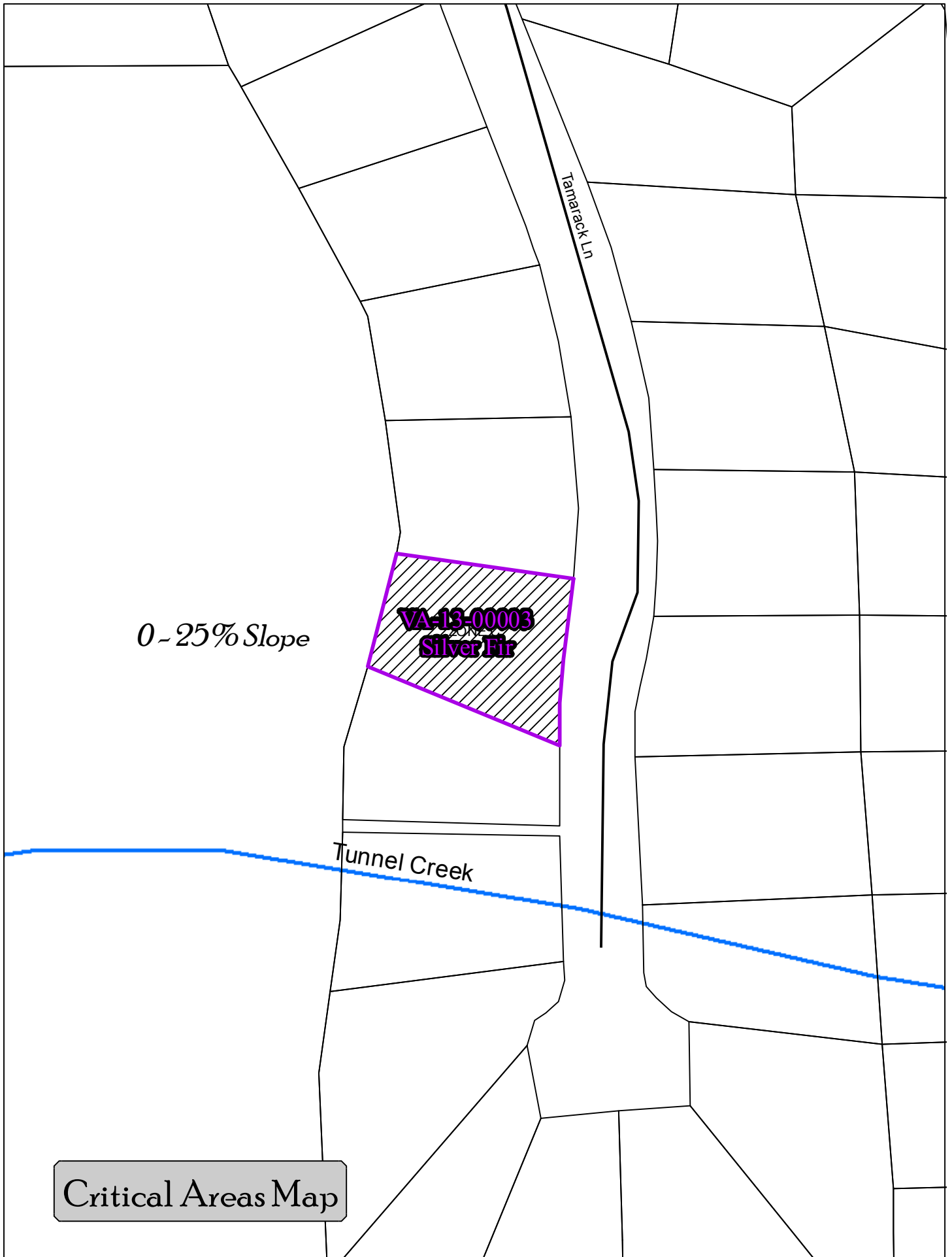
VA-13-00003 Silver Fir Master File@\\fileserv-03\Teams\CDS\Projects\Variances\VA 2013\VA-13-00003 Silver Fir





SR 908





0-25% Slope

VA-13-00003
Silver Fir

Tunnel Creek

Tanapack Ln

Critical Areas Map

Critical Areas Checklist

Friday, May 24, 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?

D1

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?

SKI ACRE ESTATES

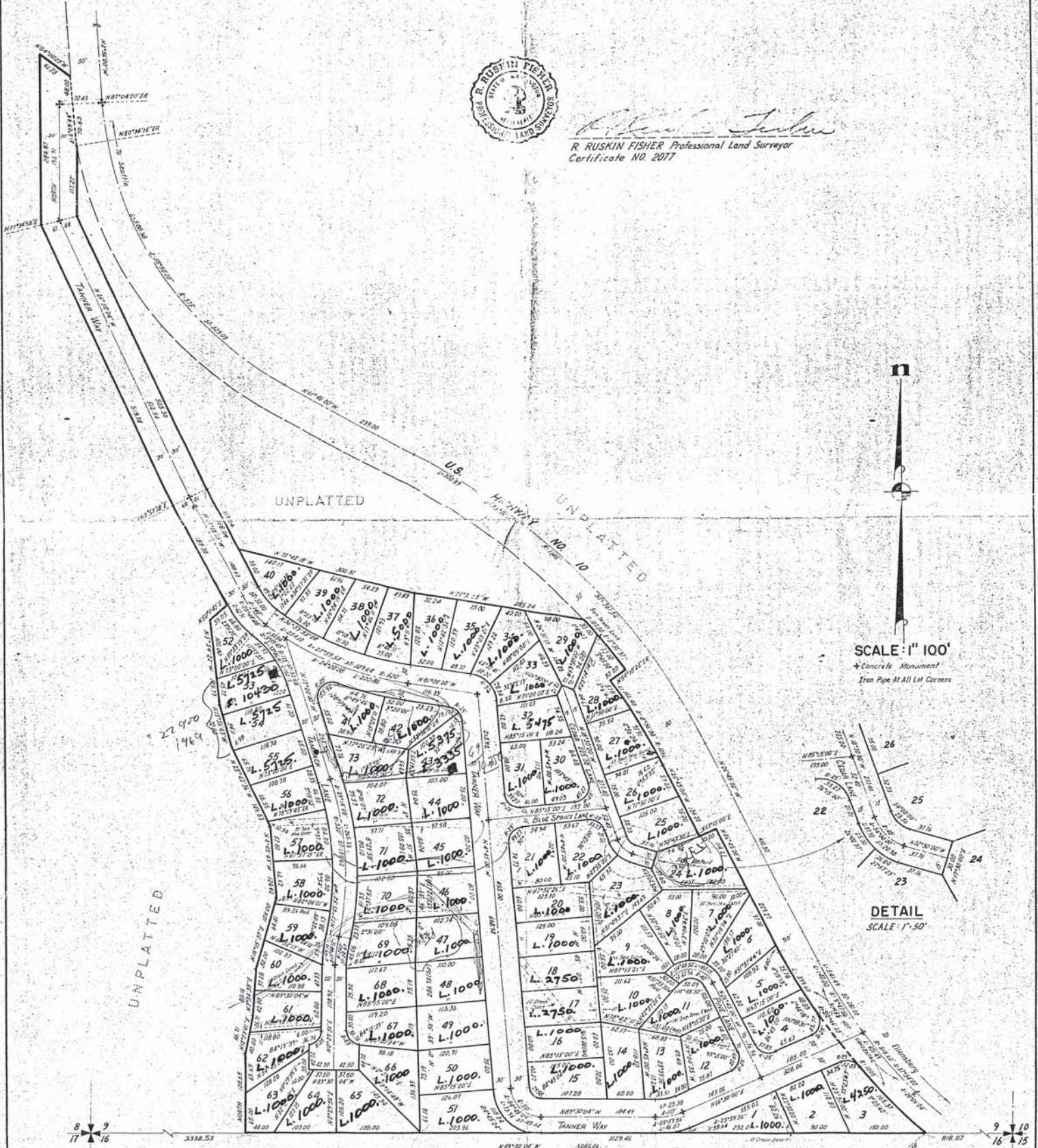
SECTION 9, TWP. 22 N., R. 11 E., W.M.

KITTITAS COUNTY, WASHINGTON

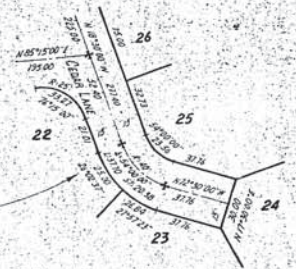
Receiving No. 348610



R. Ruskin Fisher
 R. RUSKIN FISHER Professional Land Surveyor
 Certificate NO. 2077



SCALE: 1" = 100'
 * Concrete Monument
 Iron Pipe At All Lot Corners



SKI ACRE ESTATES

SECTION 9, TWP. 22 N., R. 11 E., W.M.

KITTITAS COUNTY, WASHINGTON

Receiving No. 348610

DESCRIPTION

That portion of the SE $\frac{1}{4}$ of Section 9, Township 22 North, Range 11 East, W.M., situated in Kittitas County, Washington, described as follows:
 Commencing at the southeast corner of said section; thence N 89°30'04" W along the south line thereof a distance of 818.07 feet to the westerly margin of "STATE ROAD NO. 2" (according to Washington State Highway Right-of-Way drawing Snoqualmie Pass to Lake Keechelus, Kittitas County, Sheet 4 of 17, Contract 1896, approved April 3, 1934) and the Point of Beginning; thence continuing N 89°30'04" W 1129.46 feet; thence North 128.65 feet; thence N 12°59'41" E 66.71 feet; thence N 3°34'35" E 80.16 feet; thence N 16°15'37" E 125.00 feet; thence N 4°45'49" W 120.42 feet; thence N 25°42'36" W 149.83 feet; thence N 15°56'43" W 72.80 feet; thence N 5°54'22" W 145.77 feet; thence N 50°11'40" E 39.05 feet; thence N 27°15'19" W 189.30 feet; thence N 24°50'04" W 519.78 feet; thence North 284.87 feet; thence S 54°00'29" E 61.73 feet to the westerly margin of said "STATE ROAD NO. 2"; thence S 2°56'00" E along said right-of-way 48.00 feet to the beginning of curve to the left, having a radius of 623.00 feet; thence southeasterly along said curve through a central angle of 6°29'44" an arc distance of 70.63 feet; thence South 117.27 feet; thence S 24°50'04" E 505.30 feet; thence S 27°15'19" E 113.04 feet; thence S 75°42'18" E 300.31 feet; thence S 79°31'55" E 285.24 feet to intersect the westerly margin of said "STATE ROAD NO. 2" at a point on the arc of a curve, which center lies S 48°42'45" W distant 1096.00 feet; thence southeasterly along said curve to the right through a central angle 5°35'37" an arc distance of 107.00 feet; thence S 54°18'22" W 30.00 feet to intersect the arc of a curve whose center lies S 54°18'22" W distant 1066.00 feet; thence southeasterly along the arc of said curve to the right through a central angle 8°56'38" an arc distance of 166.40 feet to a point of tangency; thence S 26°45'00" E 134.32 feet; thence N 63°15'00" E 30.00 feet; thence S 26°45'00" E 229.27 feet to the beginning of curve to the left, having a radius of 1005.00 feet; thence southeasterly along said curve through a central angle of 22°46'53" an arc distance of 399.60 feet to intersect the south line of said section and the Point of Beginning.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that SKI ACRES DEVELOPMENT, INC., a corporation, the undersigned, owners in fee simple of the above described real property, does hereby declare this plat and description and dedicates to the use of the public forever all roads, streets and alleys thereon and the use thereof for all public purposes not inconsistent with the use thereof for public highway purposes; also the right to make all necessary slopes for cuts and fills upon the lots and blocks shown hereon.
 IN WITNESS WHEREOF we have set our hands and seals this 19 day of July, A.D. 1968

INC. Reidar Tanner President
Douglas R. Tanner Secretary

ACKNOWLEDGMENT

STATE OF WASHINGTON
 COUNTY OF KING ss.

This is to certify that on the 10 day of July, 1968, before me, the undersigned, a Notary Public, personally appeared REIDAR TANNER and DOUGLAS R. TANNER, President and Secretary, respectively, of SKI ACRES DEVELOPMENT, INC., a Washington corporation, to me known to be the individuals who executed the within dedication and acknowledged to me that they signed and sealed the same as their voluntary act and deed for the uses and purposes therein mentioned and on oath stated that they were authorized to execute said instrument and that the seal affixed is the corporate seal of said corporation.
 WITNESS my hand and official seal the day and year first above written.

Keith R. Baldwin
 Notary Public in and for the State of Washington
 Residing at Seattle

LAND SURVEYOR'S CERTIFICATE

I hereby certify that this plat of SKI ACRE ESTATES is based upon an actual survey and subdivision of Section 9, Twp. 22 N., R. 11 E., W.M., that the courses, distances and angles are shown correctly thereon, that the monuments have been set and lot and block corners staked correctly on the ground and that I have complied with provisions of the platting regulations.



R. Ruskin Fisher
 R. RUSKIN FISHER, Pro. Land Surveyor
 Certificate No. 2077

APPROVALS

Examined and approved this 22nd day of July, 1968.

Howard C. Anderson
 Kittitas County Road Engineer

Examined and approved this 22 day of July, 1968.

Howard C. Anderson Attest: Marion Sarter
 Chairman, Board of County Commissioners Clerk, Board of County Commissioners

I hereby certify that all State and County taxes have been paid in full on the property described hereon.

Lucille Venkuis
 Kittitas County Treasurer

Examined and approved this 19 day of July, A.D. 1968
J. E. Matthews
 Department of Highways, State of Washington
 Engineer, Dist. #5

RESTRICTIONS

Know all men by these presents that this plat of SKI ACRES ESTATES, Kittitas County, Washington, is subject to additional restrictions entitled Restrictive Covenant which are filed with the Kittitas County Auditor and which are hereby made a part of this plat.

Reidar Tanner President, SKI ACRES DEVELOPMENT, INC.
Douglas R. Tanner Secretary, SKI ACRES DEVELOPMENT, INC.

This is to certify that the above mentioned restrictions have been filed this 22 day of July, 1968, at 21 minutes past 2:00 o'clock P.M., in volume 129 of Deeds, page 728, records of Kittitas County, Washington.

Marion Sarter
 Kittitas County Auditor

RECORDING CERTIFICATE

Filed for record at the request of the Kittitas County Board of Commissioners this 22 day of July, 1968, at 21 minutes past 2:00 o'clock P.M., and recorded in volume 4 of Plats, pages 52 + 53, records of Kittitas County, Washington.

Marion Sarter Kittitas County Auditor
Deputy Kittitas County Auditor

Receiving No. 348610



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

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)

April 29, 2013

For Staff Use Only

Approved by: (KCCDS Staff Signature) _____ DATE: _____	PAID APR 29 2013 RECEIVED CDS
--	---

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: SILVER FIR PROPERTIES, LLC
Mailing Address: 1351 LAFOREST DR SE
City/State/ZIP: NORTH BEND, WA 98045
Day Time Phone: 425 766-4520
Email Address: dbrewster@summit90.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: _____
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: JAMES THOMAS, ARCHITECT
Mailing Address: 2221 EVERETT AVE, #104
City/State/ZIP: EVERETT, WA 98201
Day Time Phone: 425-259-0661
Email Address: _____

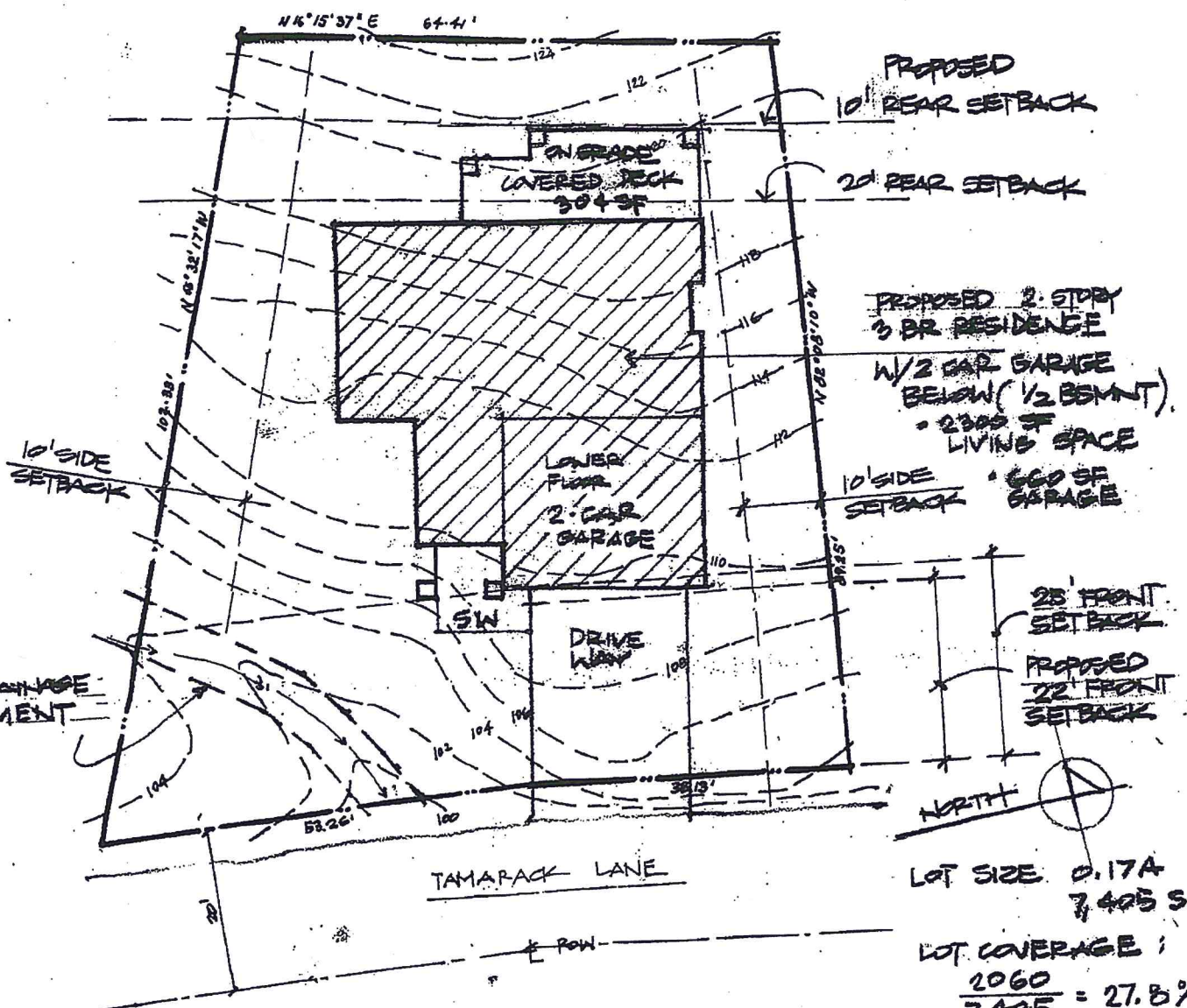
4. **Street address of property:**
Address: _____
City/State/ZIP: _____

5. **Legal description of property (attach additional sheets as necessary):**
LOT 59 OF SKI ACRES ESTATES,
SEC. 9, T11N 22, R1E 11

6. **Tax parcel number:** 2081355/22-11-09054-0059 (OLD)

7. **Property size:** .17 A (acres)

8. **Land Use Information:**
Zoning: RESIDENTIAL Comp Plan Land Use Designation: _____



PROPOSED SITE PLAN

1" = 20'-0"

LOT 59 OF 24 ACRE ESTATES
 APN 208135
 SECT. 9 TWN 22 R1G 11

FOR SILVER FIR PROPERTIES, LLC



2221 Everett Ave
 Suite 201
 Everett, WA 98201



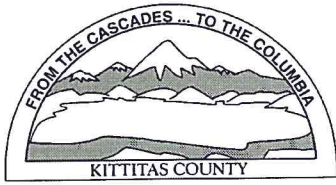
PROJECT NARRATIVE

LOT 59
SKI ACRE ESTATES

- 9.) THIS PROJECT SEEKS TO BUILD A 2,300 SF 3BR SKI CABIN @ SKI ACRE ESTATES ON LOT 59. WE ARE ASKING WITH THIS VARIANCE APPLICATION A REDUCED REAR SETBACK TO 10' FROM 25' AS IN SECT. 17.16.080 OF KITITAS COUNTY CODE.
- SECT. 17.16.070 REQUIRES A MIN. 15' FRONT YARD SKI ACRES CCR: REQUIRES 25' FRONT BUT WILL REDUCE TO 22'-0" WITH THIS APPLICATION.
- COVERAGE REMAINS LESS THAN 30%.
HEIGHT REMAINS @ 35' MAXIMUM.

10)

- A: the topography of the lot is such that it requires the additional space at the back of the lot to build the desired structure. A portion of the easterly side of the lot slopes downward and is not suitable for harmonious building. Other lots in this development are flat and don't require any variance.
- B: The variance is required to build a home suitable to the other available lot's building footprints that don't have the same topographical limitations.
- C: this variance in no way has any negative impact on the adjoining easterly and westerly lots in terms of views, enjoyment, welfare or any negative impact what so ever.
- D: there is no adverse impact to the development pattern in any way. The land behind lot 59 is forever vacant forest service land, that has trees and brush for another 60-80 feet due south until it hits the Snoqualmie Pass ski area.



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

RECEIPT NO.: 00017151

COMMUNITY DEVELOPMENT SERVICES
(509) 962-7506

PUBLIC HEALTH DEPARTMENT
(509) 962-7698

DEPARTMENT OF PUBLIC WORKS
(509) 962-7523

Account name: 026897

Date: 4/29/2013

Applicant: SILVER FIR PROPERTIES LLC

Type: check # 10560

<u>Permit Number</u>	<u>Fee Description</u>	<u>Amount</u>
VA-13-00003	ADMINISTRATIVE VARIANCE	523.00
VA-13-00003	ADMIN VARIANCE FM FEE	65.00
VA-13-00003	PUBLIC WORKS ADMIN VARIANCE	50.00
VA-13-00003	EH LAND USE VARIANCE REVIEW	235.00
	<u>Total:</u>	<u>873.00</u>