



# KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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Building Partnerships - Building Communities

## NOTICE OF APPLICATION

**Notice of Application:** Tuesday, September 24, 2019  
**Application Received:** Monday, August 19, 2019  
**Application Complete:** Monday, September 16, 2019

**Project Name (VA-19-00004):** Elward Setback Variance  
**Applicant:** Marc Brown, authorized agent for Jon Elward

**Location:** The subject property is parcel # 863034 located off of Summit View Rd approximately .9 miles north of the City of Cle Elum, in Section 22, T 20N, R 15E. Map number 20-15-22000-0002.

**Proposal:** The proposal requests a reduction in the 200 foot Commercial Forest setback requirement in KCC 17.57.050. The applicant is proposing a 92 foot setback from the adjacent Commercial Forest zone. KCC 17.57.050 generally allows for a reduction in the setback distance from the Commercial Forest zone when the setbacks prohibit building; however the code section also requires a parcel bordered on only one side by a Commercial Forest zone to abide by the 200 foot setback. The parcel involved is only bordered by a Commercial Forest zone on its northern property line. The variance requested seeks relief from this 200 foot setback requirement from the northern parcel boundary.

**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/land-use/default.aspx> and navigating to "Setback Variances" and then to the project number. Phone: (509) 962-7079

**Written Comments** on this proposal can be submitted to CDS any time prior to 5:00 p.m. on **October 9<sup>th</sup>, 2019**. 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 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 outlined in Chapter 15A.07 of the Kittitas County Code. The current appeal fee is \$1560.

**Designated Permit Coordinator (staff contact):** Jeremy Johnston, Staff Planner: (509) 962-7065; email at [jeremy.johnston@co.kittitas.wa.us](mailto:jeremy.johnston@co.kittitas.wa.us).