



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"

Affidavit of Mailing & Publication

PROPOSAL NAME: (VA-22-00001) Roeder

NOTIFICATION OF: Notice of Decision

NOTIFICATION MAIL DATE: March 31, 2022

I certify that the following documentation:

- Notice of Decision for VA-22-00001 Roeder Zoning Variance

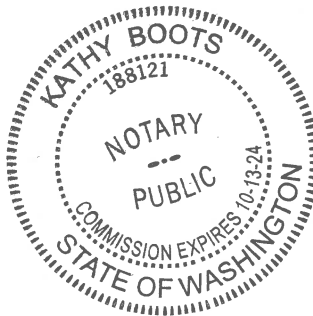
has been mailed and/or emailed to the attached list of persons and participants, and that proper notification (as attached) has been published in the Legal Newspaper(s) of Record for Kittitas County.



Signature

Jeremiah Cromie
Community Development Services Planner
County of Kittitas
State of Washington

Subscribed and sworn to before me this 31st day of March, 2022





Kathy Boots
Notary Public for the State of Washington residing
in Ellensburg.

My appointment expires: 10-13-2024



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NOTICE OF DECISION

To: Applicant
Interested Parties (KCC 15A.06)

From: Jeremiah Cromie, Staff Planner

Date: March 31, 2022

Subject: Roeder Zoning Setback Variance (VA-22-00001)

Pursuant to RCW 36.70B.130 and KCC 15A.06, notice is hereby given that Kittitas County Community Development Services denies the Zoning Setback Variance for Katherine Keidel & Eric Roeder, landowner, to reduce the 5-foot side lot line setback requirement in KCC 17.16.070 by 5-feet, which would have resulted in a 0-foot side lot line setback. The subject property is parcel # 038635 (Lot 30 of Hyak Estates #4) located off Rampart Drive, approximately 0.6 miles from the intersection of Hyak Drive East and State Route 906 in Snoqualmie Pass, WA in Section 15, Township 22, Range 11. Map number 22-11-15053-0030. Affected property owners may request a change in valuation for property tax purposes notwithstanding any program of revaluation.

An appeal of this land use decision must be filed within 10 working days by submitting specific factual objections and a fee of \$1550 to the Kittitas County Community Development Services at 411 N Ruby St Suite 2, Ellensburg, WA 98926. The appeal period deadline is **5:00 PM April 14, 2022**.

The original application and related information may be examined during business hours at Kittitas County Community Development Services, 411 N. Ruby Suite 2, Ellensburg, WA 98926 or on the CDS website at <http://www.co.kittitas.wa.us/cds/land-use/default.aspx>, under "Setback Variance" using the file number above.

If you have questions or need assistance, please contact Community Development Services at (509) 962-7046; email at jeremiah.cromie@co.kittitas.wa.us Staff Planner: Jeremiah Cromie.

Kittitas County Fire Marshal
ryan.mcallister@co.kittitas.wa.us

Kittitas County Environmental Health
jesse.cox@co.kittitas.wa.us
holly.erdman@co.kittitas.wa.us

Kittitas County Public Works
candie.leader@co.kittitas.wa.us
josh.fredrickson@co.kittitas.wa.us

WA Dept. Fish and Wildlife
Scott.Downes@dfw.wa.gov

Kittitas County Building Dept.
Jeremy.larson@co.kittitas.wa.us
Steph.mifflin@co.kittitas.wa.us

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

Applicants

Eric Roeder: ejroeder@gmail.com
Katherine Keidel: keidelkat@gmail.com

**KITTITAS COUNTY – NOTICE OF DECISION
Roeder Setback Variance VA-22-00001**

Pursuant to RCW 36.70B.130 and KCC 15A.06, notice is hereby given that Kittitas County Community Development Services denies the Zoning Setback Variance for Katherine Keidel & Eric Roeder, landowner, to reduce the 5-foot side lot line setback requirement in KCC 17.16.070 by 5-feet, which would have resulted in a 0-foot side lot line setback. The subject property is parcel # 038635 (Lot 30 of Hyak Estates #4) located off Rampart Drive, approximately 0.6 miles from the intersection of Hyak Drive East and State Route 906 in Snoqualmie Pass, WA in Section 15, Township 22, Range 11. Map number 22-11-15053-0030. Affected property owners may request a change in valuation for property tax purposes notwithstanding any program of revaluation.

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Date: March 31, 2022

(Published in the N.K.C. TRIBUNE, March 31, 2022.)

8" Line Legal (2x4)
RUN DATE: MARCH 31, 2022

Total cost = \$80.00

NORTHERN KITTITAS COUNTY

TRIBUNE

509-674-2511 • Cle Elum, WA

APPROVED BY

DATE

Please sign and fax back to: (509) 674-5571

Approved as shown.

Approved with indicated changes.

Line Legal

PUBLISH: 1 TIME

From: [NKC Tribune Advertising](#)
To: [Jeremiah Cromie](#)
Cc: [Jana Stoner](#)
Subject: Re: VA-22-00001 Roeder (Publishing) - Notice of Decision
Date: Tuesday, March 29, 2022 5:31:05 PM

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.

Will do, thanks.

On Mar 29, 2022, at 4:37 PM, Jeremiah Cromie
<jeremiah.cromie@co.kittitas.wa.us> wrote:

Terry. Thanks for making those changes, everything looks good now. Please run it on Thursday the 31st.

Jeremiah Cromie
Planner I
Kittitas County
Community Development Services
411 N. Ruby Street; Suite 2
Ellensburg, WA 98926
Office: 509-962-7046
jeremiah.cromie@co.kittitas.wa.us

From: NKC Tribune Advertising <ads@nkctribune.com>
Sent: Tuesday, March 29, 2022 4:32 PM
To: Jeremiah Cromie <jeremiah.cromie@co.kittitas.wa.us>
Cc: Jana Stoner <jana@nkctribune.com>
Subject: Re: VA-22-00001 Roeder (Publishing) - Notice of Decision

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 Jeremiah,

Jana is out of the office at the moment, so I have made those edits for you. Please review the attached revised proof.

Thanks,

Terry

On Mar 29, 2022, at 8:23 AM, Jeremiah Cromie
<jeremiah.cromie@co.kittitas.wa.us> wrote:

Jana,

A couple changes:

“may” should become “must” in 2nd paragraph.

Also can you put the weblink all on one line? Also the word “under” is not part of the weblink and should not be underlined.

Jeremiah Cromie
Planner I
Kittitas County
Community Development Services
411 N. Ruby Street; Suite 2
Ellensburg, WA 98926
Office: 509-962-7046
jeremiah.cromie@co.kittitas.wa.us

From: Jana Stoner <jana@nkctribune.com>
Sent: Monday, March 28, 2022 7:18 PM
To: Jeremiah Cromie <jeremiah.cromie@co.kittitas.wa.us>
Cc: NKC Tribune Advertising <ads@nkctribune.com>

Subject: RE: VA-22-00001 Roeder (Publishing) - Notice of Decision

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 Jeremiah,

Total cost will be \$80 to publish this notice. Let me know by end of day Tuesday if there are any changes.

Jana

Jana E. Stoner - Publisher / CEO
jana@nkctribune.com

(509) 674-2511 ext. 206
P.O. Box 308 | 807 W. Davis St., suite 101A
Cle Elum, WA 98922

– Northern Kittitas County Tribune
– U.K.C. Builders' Planning Guide
– EXPLORE! Central Cascades Visitor Guide

www.NKCTribune.com

Good morning,

Please publish the attached legal in the March 31st, 2022 edition of the NKCT. Please send a proof when ready. Thank you!

Jeremiah Cromie
Planner I
Kittitas County
Community Development Services

The information transmitted by this email is intended only for the person or entity to which it is addressed. This email may contain confidential and/or privileged material. If you are not the intended recipient of this message, be aware that any use, review, retransmission, distribution, or reproduction is strictly prohibited. If you received this in error, please contact the sender immediately and delete the material from all devices.
message id: 38eb45916c6dcbdac24bb8719d004a14

From: [Jeremiah Cromie](#)
To: "[Eric Roeder](#)"; [Katie Keidel](#); [Holly Erdman](#); [Jeremy Larson](#); [Steph Mifflin](#); [Candie Leader](#); [Josh Fredrickson](#); [Ryan McAllister](#); [Jesse Cox](#); [Haley Mercer](#); [Christy Garcia](#)
Cc: [Jeremy Johnston](#); [Kelly Bacon \(CD\)](#); [Rachael Stevie \(CD\)](#)
Subject: VA-22-00001 Roeder - Notice of Decision
Date: Thursday, March 31, 2022 8:29:00 AM
Attachments: [VA-22-00001 Roeder Notice of Decision.pdf](#)
[VA-22-00001 Roeder Findings of Fact and Decision.pdf](#)

Good morning,

Please see the attached correspondence regarding the Roeder Zoning Setback Variance (VA-22-00001 Roeder).

The appeal deadline for this decision is April 14, 2022 at 5:00 PM.

Please contact me directly with any questions.

Jeremiah Cromie
Planner I
Kittitas County
Community Development Services
411 N. Ruby Street; Suite 2
Ellensburg, WA 98926
Office: 509-962-7046
jeremiah.cromie@co.kittitas.wa.us