



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: (VA-22-00002) Heidt

NOTIFICATION OF: Notice of Application

NOTIFICATION MAIL DATE: April 21, 2022

I certify that the following documentation:

- Notice of Application for VA-22-00002 Heidt 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

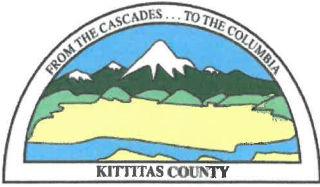
Subscribed and sworn to before me this 21st day of April, 2022





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

My appointment expires: 12-23-25



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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: Thursday, April 21, 2022

Application Received: Monday, February 24, 2022

Application Complete: Friday, April 15, 2022

Project Name (VA-22-00002): Heidt Setback Variance

Applicant: Phillip Heidt (Landowner), Devin Casto (Agent)

Location: The subject property is parcel # 951186 (Lot 13 of The Ridge at Tillman Creek) located off Pinnacle Ln, approximately 1.5 miles southwest from South Cle Elum in Section 04, Township 19, Range 15. Map number 19-15-04054-0013. The property is zoned Rural 5 within a Rural Residential Land Use.

Proposal: The proposal requests a 15-foot reduction from the 25-foot front lot line setback for the northern most property line for the construction of a house and a 20-foot reduction from the 25-foot front lot line setback from the southwestern property line for construction of a garage. The 25-foot front setback requirements come from KCC 17.30A.050. If the variance is approved, it would result in a 10-foot front lot line structural setback from the northern most property line and a 5-foot front lot line setback from the southwestern lot line.

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 "Setback Variance" & "VA-22-00002 Heidt". 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 **May 6, 2022**. 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. 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): Jeremiah Cromie, Staff Planner: (509) 962-7046; email at jeremiah.cromie@co.kittitas.wa.us

KENNEDY, KYLE W 3663 WESTSIDE RD CLE ELUM, WA 98922	PETERSON, DEREK & LACIE 421 PINNACLE LN CLE ELUM, WA 98922	WICKLUND, TODD & KAARA 2619 185TH AVE E LAKE TAPPS, WA 98391-9456
QUINN, CLAY & DEANNA PO BOX 126 CLE ELUM, WA 98922	STONE, JEFFREY & AMANDA PO BOX 220 CLE ELUM, WA 98922-0220	DUQUETTE, ROGER J G PO BOX 24 CLE ELUM, WA 98922-0024
HEIDT, PHILLIP A & ALEXIA J 10143 NE 62ND ST KIRKLAND, WA 98033-6821	FRIEDRICK, JOHN P & RONAE R PO BOX 1066 CLE ELUM, WA 98922-2066	ALBO, RICHARD D & MARICELA 324 W 3RD ST CLE ELUM, WA 98922-1026
CLARK, JEREMY A & KELLY R PO BOX 1053 CLE ELUM, WA 98922-2053	MILLER, DON C & JENNIFER A 454 CLERMONT DR RICHLAND, WA 99352-9525	SATTERLEE, KIRK & VIKKI 3305 S 255TH PL SEATTLE, WA 98198
BOHNET, JEFFREY W & JUDITH A PO BOX 556 SOUTH CLE ELUM, WA 98943-0556	CROWSON, MICHAEL D & MELANIE J 15218 SE 80TH ST NEWCASTLE, WA 98059-9236	STONEMAN, ROBERT & DORRIENE 22532 88TH AVE W EDMONDS, WA 98026-8231
SOLE, ROB & CINDY PO BOX 183 CLE ELUM, WA 98922-0183	CHAPMAN, JEFFREY JOHN CHARTER 10550 W 102ND PL BROOMFIELD, CO 80021-3717	JACKSON, DONALD E ETUX PO BOX 538 SOUTH CLE ELUM, WA 98943-0538

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

Kittitas County Sheriff's Dept.
kim.dawson@co.kittitas.wa.us

Kittitas County Board of County
Commissioners
julie.kjorsvik@co.kittitas.wa.us

Kittitas County Code Enforcement
toni.berkshire@co.kittitas.wa.us

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

Kittitas County Solid Waste Programs
lisa.lawrence@co.kittitas.wa.us
patti.stacey@co.kittitas.wa.us

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

Yakama Nation
enviroreview@yakama.com
corrine_camuso@yakama.com
jessica_lally@yakama.com
noah_oliver@yakama.com
casey_barney@yakama.com
kozj@yakamafish-nsn.gov
matj@yakamafish-nsn.gov
barh@yakamafish-nsn.gov

Department of Ecology
separegister@ecy.wa.gov
**(Only use Register for Non-SEPA
Applications/Use PORTAL for SEPA
Required Projects)**
gcle461@ecy.wa.gov
lowh461@ECY.WA.GOV
FormerOrchards@ecy.wa.gov
wendy.neet@ecy.wa.gov

Airport Manager
Ken.grannan@co.kittitas.wa.us

WA Dept. Fish and Wildlife
Scott.Downes@dfw.wa.gov
Jennifer.Nelson@dfw.wa.gov
Elizabeth.Torrey@dfw.wa.gov

Washington State DAHP
sepa@dahp.wa.gov

James E Brooks Library
jorgenja@cwu.edu
nelmsk@cwu.edu

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

WA State Department of Health
russell.mau@doh.wa.gov
brietta.carter@doh.wa.gov (Add only if in
Snoqualmie Pass Area)

WA Dept. of Natural Resources
rivers@dnr.wa.gov
shane.early@dnr.wa.gov
SEPACENTER@dnr.wa.gov
Garren.Andrews@dnr.wa.gov
MARTIN.MAUNEY@dnr.wa.gov

Allison Kimball
brooksideconsulting@gmail.com

Northern Kittitas County Tribune
tribune@nkctribune.com
terry@nkctribune.com

Daily Record
mwoodruff@kvnews.com
mbreckenridge@kvnews.com
legals@kvnews.com

Army Corps of Engineers
Deborah.j.knaub@usace.army.mil

Bureau of Reclamation
lhendrix@usbr.gov
1917 Marsh Road
Yakima, WA 98901

Yakima Training Center
mark.a.gradwohl.civ@mail.mil

Northwest Training Range Complex
Kimberly.peacher@navy.mil
Robert.d.bright10.civ@army.mil

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

Kittitas Reclamation District
sara@krdistrict.org

Cle Elum- Roslyn School District 404

robertsb@cersd.org

Fire District #7
Attn: Fire Chief
31 Firehouse Road
Cle Elum, WA 98922
office@kcf7.com

From: [Jana Stoner](#)
To: [Jeremiah Cromie](#)
Cc: [Terry Hamberg](#); [NKC Tribune Advertising](#)
Subject: Re: VA-22-00002 Heidt (Publishing) - Notice of Application
Date: Tuesday, April 19, 2022 12:16:10 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.

CONFIRMATION OF RECEIPT.

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

On Apr 19, 2022, at 8:48 AM, Jeremiah Cromie
<jeremiah.cromie@co.kittitas.wa.us> wrote:

Jana,

This looks fine. Thank you.

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, April 18, 2022 5:11 PM

KITTITAS COUNTY – NOTICE OF APPLICATION
Heidt Setback Variance VA-22-00002

NOTICE IS HEREBY given that Phillip Heidt, landowner, and Devin Casto, Authorized Agent, submitted a Setback Variance application on February 24, 2022 pursuant to Kittitas County Code 17.84 on 3.03 acres of land zoned Rural 5 in a Rural Residential Land Use. The proposal requests a 15-foot reduction from the 25-foot front lot line setback for the northern most property line for the construction of a house and a 20-foot reduction from the 25-foot front lot line setback from the southwestern property line for construction of a garage. The 25-foot front setback requirements come from KCC 17.30A.050. If the variance is approved, it would result in a 10-foot front lot line structural setback from the northern most property line and a 5-foot front lot line setback from the southwestern lot line. The subject property is parcel # 951186 (Lot 13 of The Ridge at Tillman Creek) located off Pinnacle Ln, approximately 1.5 miles southwest from South Cle Elum in Section 04, Township 19, Range 15. Map number 19-15-04054-0013.

The submitted application and related filed documents may be examined on the CDS website at <http://www.co.kittitas.wa.us/cds/land-use/default.aspx>, and by navigating to "Setback Variances" & "VA-22-00002 Heidt" or in person at 411 N Ruby St. Suite 2, Ellensburg, WA 98926 during regular business hours. Phone: (509) 962-7046

Written Comments on this proposal can be submitted to CDS any time prior to **5:00 p.m. on May 6, 2022**. 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. 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):
Jeremiah Cromie, Staff Planner: (509) 962-7046;
email at jeremiah.cromie@co.kittitas.wa.us

Notice of Application: April 21, 2022
Application Received: February 24, 2022
Application Complete: April 15, 2022

Dated: April 21, 2022

(Published in the N.K.C. TRIBUNE, April 21, 2022.)

14.8" Line Legal (2x7.4)
RUN DATE: APRIL 21, 2022

Total cost = \$148.00

APPROVED BY _____
DATE _____

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

- Approved as shown.
- Approved with indicated changes.

To: Jeremiah Cromie <jeremiah.cromie@co.kittitas.wa.us>
Cc: Terry Hamberg <terry@nkctribune.com>; NKC Tribune Advertising <ads@nkctribune.com>
Subject: Re: VA-22-00002 Heidt (Publishing) - Notice of Application

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.

CONFIRMATION OF RECEIPT.

Greetings on this rainy Monday!

We have this legal notice scheduled per your instructions; pdf proof attached for your review. Total cost will be \$148.00. Let us 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

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– EXPLORE! Central Cascades Visitor Guide

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On Apr 18, 2022, at 2:46 PM, Jeremiah Cromie <jeremiah.cromie@co.kittitas.wa.us> wrote:

Good afternoon,

Please publish the attached legal in the April 21, 2022 edition of the NKCT.
Please send a proof when ready. Thank you.

Jeremiah Cromie
Planner 1
Kittitas County

From: [Jeremiah Cromie](#)
To: ["Ryan McAllister"](#); [Kim Dawson](#); [George Long](#); [Julie Kjorsvik](#); [Toni Berkshire](#); ["Jesse Cox"](#); ["Holly Erdman"](#); ["Lisa Lawrence"](#); [Patti Stacey](#); ["Candie Leader"](#); ["Ken Grannan"](#); ["enviroreview@yakama.com"](#); ["corrine_camuso@yakama.com"](#); ["jessica_lally@yakama.com"](#); ["noah_oliver@yakama.com"](#); ["casey_barney@yakama.com"](#); ["kozi@yakamafish-nsn.gov"](#); ["mati@yakamafish-nsn.gov"](#); ["barh@yakamafish-nsn.gov"](#); ["separegister@ecy.wa.gov"](#); ["gcle461@ecy.wa.gov"](#); ["lowh461@FCY.WA.GOV"](#); ["FormerOrchards@ecy.wa.gov"](#); ["wendy.neet@ecy.wa.gov"](#); ["Scott.Downes@dfw.wa.gov"](#); ["Jennifer.Nelson@dfw.wa.gov"](#); ["Elizabeth.Torrey@dfw.wa.gov"](#); ["sepa@dahp.wa.gov"](#); ["jorgenja@cwu.edu"](#); ["nelmsk@cwu.edu"](#); ["Jeremy.Larson"](#); ["Steph.mifflin@co.kittitas.wa.us"](#); ["russell.mau@doh.wa.gov"](#); ["rivers@dnr.wa.gov"](#); ["shane.early@dnr.wa.gov"](#); ["SEPACENTER@dnr.wa.gov"](#); ["Garren.Andrews@dnr.wa.gov"](#); ["MARTIN.MAUNEY@dnr.wa.gov"](#); ["brooksideconsulting@gmail.com"](#); ["tribune@nktribune.com"](#); ["terry@nktribune.com"](#); ["mwoodruff@kvnews.com"](#); ["mbreckenridge@kvnews.com"](#); ["legals@kvnews.com"](#); ["Deborah.j.knaub@usace.army.mil"](#); ["lhendrix@usbr.gov"](#); ["mark.a.gradwohl.civ@mail.mil"](#); ["Kimberly.peacher@navy.mil"](#); ["Robert.d.bright10.civ@army.mil"](#); ["Haley.Mercer"](#); ["Christy.Garcia"](#); ["sara@krdistrict.org"](#); ["robertsb@cersd.org"](#); ["office@kcf7.com"](#); ["steve@snoqualmtribe.us"](#); ["guy.moura@colvilletribes.com"](#); ["Aren.Orsen.HSY@colvilletribes.com"](#); ["sam.rushing@colvilletribes.com"](#); ["matt.boast@kittitaspud.com"](#); ["Brian.ingalls@pse.com"](#); ["kdkistler@bpa.gov"](#); ["klarned@fs.fed.us"](#); ["Jacob.Prilucik@wsdot.wa.gov"](#); ["ken.graham@parks.wa.gov"](#); ["SCPlanning@wsdot.wa.gov"](#)
Cc: ["Devin Casto"](#); [rymortenson@comcast.net](#); [phil.heidt@cort.com](#); [Jeremy Johnston](#); [Kelly Bacon \(CD\)](#); [Rachael Stevie \(CD\)](#)
Subject: VA-22-00002 Heidt - Notice of Application
Date: Thursday, April 21, 2022 8:36:00 AM
Attachments: [VA-22-00002 Heidt NOA.pdf](#)

Good morning,

CDS is requesting comments on the following setback variance application: VA-22-00002 Heidt.

Links to the file materials can be found below. The comment period will end on **Friday May 6, 2022 at 5p PM (PDT)**. 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.

[VA-22-00002 Heidt - Internal](#)

[VA-22-00002 Heidt - External](#)

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 "Setback Variances" and then the Project File Number "VA-22-00002 Heidt"

Thank you.

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