



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-22-00002) Heidt

NOTIFICATION OF: Notice of Decision

NOTIFICATION MAIL DATE: May 26, 2022

I certify that the following documentation:

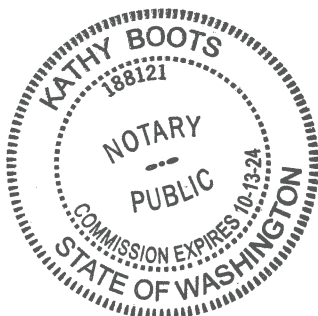
- Notice of Decision for VA-22-00002 Heidt Zoning Variance

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

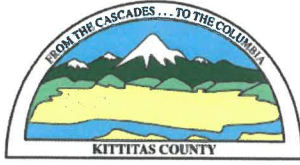
Jeremiah Cromie
Community Development Services Planner
County of Kittitas
State of Washington

Subscribed and sworn to before me this 26th day of May, 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
Authorized Agent
Interested Parties (KCC 15A.06)

From: Jeremiah Cromie, Staff Planner

Date: May 26, 2022

Subject: Heidt Zoning Setback Variance (VA-22-00002)

Pursuant to RCW 36.70B.130 and KCC 15A.06, notice is hereby given that Kittitas County Community Development Services **approves** the Zoning Setback Variance for Devin Casto, Authorized Agent, and Philip & Alexia Heidt, landowners, to reduce the 25-foot front lot line setback requirement in KCC 17.30A.050 on the northern most property line by 15-feet and the southwest property line by 20 feet for the construction a house and garage. This will result in a 10-foot front lot line setback from the northern property line and a 5-foot setback from the southwestern property 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. 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 may 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 June 10, 2022**.

The original application, decision 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 "VA-22-00002 Heidt".

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

WA Dept. of Natural Resources
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Garren.Andrews@dnr.wa.gov
MARTIN.MAUNEY@dnr.wa.gov

Kittitas County Public Works
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Sydney.hanson@dahp.wa.gov

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

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

Applicants
rymortenson rymortenson@comcast.net
Phil Heidt phil.heidt@cort.com

Authorized Agent
Devin Casto
inlandconstgroup@gmail.com

Jeff & Judy Bohnet
bohnetjnm@aol.com

Bob & Dorriene Stoneman
bdstoneman@comcast.net

From: [Jeremiah Cromie](#)
To: [Ryan McAllister](#); [Jesse Cox](#); [Holly Erdman](#); ["shane.early@dnr.wa.gov"](#); ["Garren.Andrews@dnr.wa.gov"](#); ["MARTIN.MAUNEY@dnr.wa.gov"](#); [Candie Leader](#); ["guy.moura@colvilletribes.com"](#); ["Aren.Orsen.HSY@colvilletribes.com"](#); ["sam.rushing@colvilletribes.com"](#); ["sepa@dahp.wa.gov"](#); ["Sydney.hanson@dahp.wa.gov"](#); [Jeremy Larson](#); [Steph Mifflin](#); [Haley Mercer](#); [Christy Garcia](#); ["rymortenson@comcast.net"](#); ["phil.heidt@cort.com"](#); ["inlandconstgroup@gmail.com"](#); ["bohnetijnm@aol.com"](#); ["bdstoneman@comcast.net"](#)
Cc: [Jeremy Johnston](#); [Kelly Bacon \(CD\)](#); [Rachael Stevie \(CD\)](#)
Subject: VA-22-00002 Heidt - Notice of Decision
Date: Thursday, May 26, 2022 9:44:39 AM
Attachments: [VA-22-00002 Heidt Notice of Decision.pdf](#)
[VA-22-00002 Findings of Fact & Decision.pdf](#)

Good morning,

Please see the attached correspondence regarding the Heidt Zoning Setback Variance (VA-22-00002).

The appeal deadline for this decision is **June 10, 2022 at 5:00 PM.**

Please contact me directly with any questions.

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

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

Pursuant to RCW 36.70B.130 and KCC 15A.06, notice is hereby given that Kittitas County Community Development Services **approves** the Zoning Setback Variance for Devin Casto, Authorized Agent, and Philip & Alexia Heidt, landowners, to reduce the 25-foot front lot line setback requirement in KCC 17.30A.050 on the northern most property line by 15-feet and the southwest property line by 20 feet for the construction a house and garage. This will result in a 10-foot front lot line setback from the northern property line and a 5-foot setback from the southwestern property 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. Affected property owners may request a change in valuation for property tax purposes notwithstanding any program of revaluation.

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Date: May 26, 2022

(Published in the N.K.C. TRIBUNE, May 26, 2022.)

9" Line Legal (2x4.5)
RUN DATE: *May 26, 2022*

Total cost = \$90.00

Line Legal
PUBLISH: 1 TIME

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

- Approved as shown.
- Approved with indicated changes.

NORTHERN KITTITAS COUNTY

TRIBUNE

509-674-2511 • Cle Elum, WA

APPROVED BY _____

DATE _____

From: [Jana Stoner](#)
To: [Jeremiah Cromie](#)
Cc: [Terry Hamberg](#)
Subject: Re: VA-22-00002 Heidt (Publishing) - Notice of Decision
Date: Wednesday, May 25, 2022 10:04:52 AM

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.

Copy change completed!

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 May 25, 2022, at 8:07 AM, Jeremiah Cromie
<jeremiah.cromie@co.kittitas.wa.us> wrote:

Jana,

Only one minor change in this one and if it doesn't make it, that's okay. Can you change "may" to "must" in the 2nd paragraph?

No other changes are needed. Thanks!

Jeremiah Cromie
Planner II
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: Tuesday, May 24, 2022 6:41 PM
To: Jeremiah Cromie <jeremiah.cromie@co.kittitas.wa.us>
Cc: Terry Hamberg <terry@nkctribune.com>
Subject: Re: VA-22-00002 Heidt (Publishing) - Notice of Decision

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CONFIRMATION OF RECEIPT.

Total cost to publish will be \$90.00; pdf proof attached for your review. Let us know by 9:00 AM Wednesday morning if there are any changes; otherwise it will publish as is.

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
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On May 24, 2022, at 3:38 PM, Jeremiah Cromie
<jeremiah.cromie@co.kittitas.wa.us> wrote:

Good afternoon,

Please publish the attached legal in the **May 26, 2022** edition of the NKCT.

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