



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"

March 4, 2022

Mortenson/Heidt
10143 NE 62nd St.
Kirkland, WA 98033

Casto's Inland Construction Group LLC
Attn: Devin Casto
114 W 1st St. Suite A
Cle Elum, WA 98922

Ryan Mortenson
509 2nd St
Kirkland, WA 98033

RE: VA-22-00002 Heidt – Deemed Incomplete and Request for Additional Information

Dear applicants,

Kittitas County Community Development Services (CDS) received your Zoning Variance Application on February 24, 2022 to reduce the front setback from Pinnacle Lane on the north property line down to 10 feet for a house and down to 5 feet on the southwest side property line for a new garage. The definition for a Front Lot Line in Kittitas County Code (KCC) 17.08.370 states "*Lot line, front*" means a lot line that abuts any public street, private street, right-of-way or other means of vehicular access, other than an alley." The definition for a Yard Front in Kittitas County Code (KCC) 17.08.590 states: "*Front yard*" means any yard abutting a public or private street. The subject property is zoned Rural Recreation. Pinnacle Lane, a private road, has a Front Yard setback of 25' pursuant to KCC 17.30. This parcel is located at 1031 Pinnacle Ln, in a portion of Section 04, T19, R15, WM in Kittitas County, bearing Assessor's map number 19-15-04054-0013. I have enclosed a map of lot lines and required setbacks. Your application has been determined incomplete and additional information is required.

The following code sections necessitate more information:

KCC Chapter 15A.03.030(2) stipulates that:

"The written application shall be accompanied by a site plan showing the dimensions and arrangement of the proposed development or changes including all proposed land uses and structures; points of access, roads and parking areas; septic tank and drainfield and replacement areas; areas to be cut or filled; and natural features such as contours, streams, wetlands, hazardous slopes, etc. The administrator may require other drawings, topographic surveys, photographs, or other material essential to an understanding of the proposed use and its relationship to the surrounding properties."

KCC Chapter 17.84.010 further provides that a variance "*shall be made only when all of the following conditions and facts exist:*

- 1) *Unusual circumstances or conditions applying to the property and/or the intended use that do not apply generally to other property in the same vicinity or district, such as topography;*
- 2) *Such variance is necessary for the preservation and enjoyment of a substantial property right of the applicant possessed by the owners of other properties in the same vicinity or district;*
- 3) *The authorization of such variance will not be materially detrimental to the public welfare or injurious to property in the vicinity or district in which the property is located;*
- 4) *That the granting of such variance will not adversely affect the realization of the comprehensive development pattern. A variance so authorized shall become void after the expiration of one year if no substantial construction has taken place;”*

After review of the submitted site plan and application, we have determined that in order to be considered a complete application submittal consistent with the above, the following items are needed:

1. In relation to KCC 15A.03.030, please provide an updated site map that shows all setbacks from existing and proposed structures along with all other site map requirements including but not limited to access to the house/garage and any hazardous slopes.

The project narrative submitted with the application touched base on sections 2 – 4 of KCC Chapter 17.84.010 but require additional information. Additional information is required on the following items:

1. Section 1 (Letter a. in application) of KCC Chapter 17.84.010 was not provided with application. Please describe in detail how the property has “*Unusual circumstances or conditions applying to the property and/or the intended use that do not apply generally to other property in the same vicinity or district, such as topography*”
2. Section 2: Please provide detailed information on how the proposed variance is “*necessary for the preservation and enjoyment of a substantial property right of the applicant possessed by the owners of other properties in the same vicinity or district.*” You mentioned you would like to use your house and accessory structure to fit, and use your residential property as such a way that your neighbors on Pinnacle Lane have enjoyed theirs. Please describe in detail how/what property rights that your neighbors have that you would also like.

The requested material will need to be submitted to KCCDS on or before **September 1, 2022 at 5:00 pm** (180 days), in order to keep this application active, pursuant to [KCC 15A.03.040 \(1\)\(b\)](#) which states:

“an incomplete application shall expire after 180 calendar days unless the requested supplemental information is submitted in complete form.”

CDS’s review will commence when all additional information is received. The application will be processed under all codes in effect at the time a complete application is received by CDS.

We would be happy to schedule a meeting to discuss the above requirements, prior to resubmittal, should you see the need. Please contact me directly to set up a meeting or with any questions you may have at jeremiah.cromie@co.kittitas.wa.us or via phone at (509) 962-7046.

Sincerely,



Jeremiah Cromie
Planner I
Kittitas County Community Development Services

Enc:

Parcel 951186 Lot lines and Setback Map

Cc: Jeremy Johnston, Planning Official

via email