



# KITTTAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926

CDS@CO.KITTTAS.WA.US

Office (509) 962-7506

"Building Partnerships – Building Communities"

## Affidavit of Mailing & Publication

PROPOSAL NAME: (VA-22-00004) Pemsel

NOTIFICATION OF: Notice of Application

NOTIFICATION MAIL DATE: September 8, 2022

I certify that the following documentation:

- Notice of Application for VA-22-00004 Pemsel 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 II  
County of Kittitas  
State of Washington

Subscribed and sworn to before me this 8<sup>th</sup> day of September, 2022



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

My appointment expires: 12.23.25



## KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St. Suite 2 Ellensburg WA 98926

[cds@co.kittitas.wa.us](mailto:cds@co.kittitas.wa.us)

Office 509-962-7506

Building Partnerships - Building Communities

### NOTICE OF APPLICATION

**Notice of Application: Thursday, September 8, 2022**

**Application Received: Friday, July 29, 2022 (Updated August 30, 2022)**

**Application Complete: Thursday, September 1, 2022**

**Project Name (VA-22-00004): Pemsel Setback Variance**

**Applicant:** Andreas Pemsel (Landowner)

**Location:** The subject property is parcel # 458435 (Lot 42 of Hyak Estates) located off Snoqualmie Drive, approximately .18 miles southwest from the intersection of State Route 906 and Hyak Drive East as the crow flies. The property is in Section 15, Township 22, Range 11 in Kittitas County. Map number 22-11-15050-0042. The property is .17 acres and is zoned LAMIRD Type 1 Residential in a LAMIRD Land Use.

**Proposal:** The proposal requests a 25-foot reduction from the 25-foot front lot line required setback for the construction on a 16-foot-tall retaining wall that also goes into the County Right of Way. The request also includes a 21- and 17-foot reduction from the 25-foot front line setback for the construction of an entryway and garage to a new house respectively. The 25-foot front setback requirements come from KCC 17.16.060(b). If the variance is approved, it would result in a 0-foot front lot line structural setback for the retaining wall and a 4 ft and 8 ft structural setback for the entryway and garage respectively.

**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-22-00004 Pemsel”. 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 September 23, 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](mailto:jeremiah.cromie@co.kittitas.wa.us)

THORNE, DANIEL 2422 W LYNN ST SEATTLE, WA 98199-3521	LEVANDER, BRENT A ETUX 25121 13TH PL S DES MOINES, WA 98198	WOODMAN, T GREGORY & 6041 53RD NE SEATTLE, WA 98115
MOORE, ERIC & NICHOLE 8319 131ST STREET CT E PUYALLUP, WA 98373-5401	PEMLER PROPERTIES LLC 33502 SE 126TH ST ISSAQUAH, WA 98027-8731	COLONNA, JOHN L & THERESA J PO BOX 1500 SNOQUALMIE PASS, WA 98068-1500
HALVORSON, MICHAEL J ETUX 1820 WARREN AVE N SEATTLE, WA 98109	KROSSA, K DWIGHT ETUX 6126 130TH AVE NE KIRKLAND, WA 98033	BERGQUIST, WESLEY & HEATHER CORINNE 319 LYONS AVE NE RENTON, WA 98059-4941
MOORE, JAMES OTIS IV & CHLOE R PO BOX 11 SNOQUALMIE PASS, WA 98068	MELLOR, KERRY 4310 91ST AVE SE MERCER ISLAND, WA 98040	STREHLER, RETO JURG PO BOX 551 UNION, WA 98592-0551
SAMMET, JAMES S ETUX 39 SNOQUALMIE DR SNOQUALMIE PASS, WA 98068	MAHNKE, OONAGH L & CHRISTOPHER I 10053 12TH AVE NW SEATTLE, WA 98177-5209	WEINSTEIN, JEREMY P & MALAINA G TRUST 28031 NE AMES LAKE RD REDMOND, WA 98053-9149
BARON, TRACE PO BOX 431 VASHON, WA 98070-0431	SCHUBERT, ERNST ETUX PO BOX 144 SNOQUALMIE PASS, WA 98068	WALSH, EDWARD J IV & RACHEL T 18918 114TH CT SE RENTON, WA 98055-7172
CHAIR PEAK PRODUCTIONS LLC 8137 28TH AVE SW SEATTLE, WA 98126-3519	RICHARD & WENDY REVOCABLE TRUST 10611 SE 293RD ST AUBURN, WA 98092-1908	JAMES, MICHAEL & TASHA PO BOX 1278 SNOQUALMIE PASS, WA 98068-1278
COLEMAN, WILLIAM H JR & CATHERINE 28129 225TH PL SE MAPLE VALLEY, WA 98038-5138	KNUTZEN, GEOFFREY ETUX 641 SNOQUALMIE DR SNOQUALMIE PASS, WA 98068	LEE, MICHAEL B & NAOMI L 4024 WOODLAWN AVE N SEATTLE, WA 98103-8223
PETERSON, KEVIN DUANE & MICHELLE LYNN 7441 GATEWOOD RD SW SEATTLE, WA 98136-2116	HELLING, RYAN M & AUTUMN A 7001 SEAVIEW AVE STE NW 160-310 SEATTLE, WA 98117-6021	POTYONDY, LOUIS & JAIME 11512 GRAVELLY LAKE DR SW LAKEWOOD, WA 98499-1406
ASAY, MARK L 20 KITZBUHEL PL SNOQUALMIE PASS, WA 98068	POGUE, PAUL PO BOX 167 SNOQUALMIE PASS, WA 98068-0167	REGGE, MARTIN ETUX & 10319 SE 185TH PL RENTON, WA 98055

HARCUS, RICK ETUX PO BOX 95 SNOQUALMIE PASS, WA 98068	JEWETT, RICKY LEE 220 N ZAPATA HWY STE 11 #509M LAREDO, TX 78043	LADD, DEBORAH 6041 53RD AVE NE SEATTLE, WA 98115-7715
DONE WITH LAND LLC 513 S 58TH ST TACOMA, WA 98408-6438	APPERSON, WILLIAM & CHARMAINE 23311 194TH AVE SE RENTON, WA 98058-0455	POWERS, DAVID M 8155 NE BLAKELY HEIGHTS CT BAINBRIDGE ISLAND, WA 98110-2214
FISHBACK, JON R ETUX 450 COLUMBIA PARK TRAIL RICHLAND, WA 99352	BERLIN, DANIEL L PO BOX 988 NORTH BEND, WA 98045-0988	BROWN, JASON A PO BOX 95 SNOQUALMIE PASS, WA 98068-0095
BASSETT, BYRON F & LOIS R 4120 SW 322ND ST FEDERAL WAY, WA 98023-2417	LADD, DEBORAH 6041 53RD NE SEATTLE, WA 98115	KINCHEN, BARBARA A 1221 MINOR AVE #908 SEATTLE, WA 98101
KLUG, MALCOLM & MARY 1130 W LAKE SAMMAMISH PKWY NE BELLEVUE, WA 98008-4234	WERNER, NATHAN & PAIGE 13050 10TH AVE NW SEATTLE, WA 98177-4106	REGELBRUGGE, GREGORY M & RUTH A PO BOX 175 SNOQUALMIE PASS, WA 98068-0175
DEGOOYER, MICHAEL & LYNN 16321 SE 15TH ST BELLEVUE, WA 98008-5101	LARKIN, JAKUB OKTAWIEC & BRETT ELIZABETH 10707 NE 60TH AVE KIRKLAND, WA 98033-7466	ECKSTROM-FRENCH, RONALD T 31 NORFOLK ST PONSONBY, AUCKLAND 2021
WOOD, JAMES M JR ETUX 3714 S 194TH ST SEATAC, WA 98188	WEBER, KRISTIN & LEONARD 15314 BEACH DR NE LAKE FOREST PARK, WA 98155-7727	BAER, MATTHIAS & ANDREA R 5723 30TH AVE NE SEATTLE, WA 98105-5523
MCPHERSON, ANDREW J 2209 SW 332ND ST FEDERAL WAY, WA 98023	AGRAWAL, NIDHI & MANOJ 114 NE 56TH ST SEATTLE, WA 98105-3738	RYAN, PAUL M & RIKA S PO BOX 1143 ZEPHYR COVE, NV 89448-1143
JOHNSON, DAVID 11900 NE COUNTRY CLUB RD BAINBRIDGE ISLAND, WA 98110-2348	EVANS, DANIEL A ETUX 1002 W LAKE SAMMAMISH PKWY NE BELLEVUE, WA 98008-4232	SETTLAGE, CHARLYNN 871 SNOQUALMIE DR SNOQUALMIE PASS, WA 98068
WONG, DAVID 1607 S WINTHROP ST SEATTLE, WA 98144-5824	BENEDETTI, ROBERT W & JULIA M 27228 KENT KANGLEY RD SE RAVENSDALE, WA 98051	MILLER, AARON PO BOX 55 SNOQUALMIE PASS, WA 98068-0055

GERALD JAMES BERGER REVOCABLE TRUST 4707 GREENWOOD AVE N SEATTLE, WA 98103-6330	VALLEY LAKE PROPERTIES LLC 203 MISSION AVE STE 110 CASHMERE, WA 98815-1607	ELIASON, JOHN E & CHARISE A PO BOX 31 SNOQUALMIE PASS, WA 98068-0031
HILLS, JASON & KATEY 10814 NE 190TH PL BOTHELL, WA 98011-3382	GHEORGHIU, ZINCA & COSTICA 3213 104TH PL SE EVERETT, WA 98208-4536	BURBIDGE, SCOTT D PO BOX 42 SNOQUALMIE PASS, WA 98068-0042
MCFARLAND, JONATHAN & JESSICA 6205 WOODLAWN AVE N SEATTLE, WA 98103-5716	PROFITT-SCHRAG, DAWN 2489 NE IVY WAY ISSAQUAH, WA 98029	HARDY, KIMBERLY & AARON 15032 SE 43RD PL BELLEVUE, WA 98006
KLUG, MALCOLM L & MARY L 1130 W LAKE SAMMAMISH PKWY NE BELLEVUE, WA 98008-4234	GABEL, RONALD K ETUX 1132 SW 333RD ST FEDERAL WAY, WA 98023	DONLIN, KIM & TROY PO BOX 1555 SNOQUALMIE PASS, WA 98068
TORCHILO, SERGEY 35102 13TH PL SW FEDERAL WAY, WA 98023-6946	KARRIKER, STEPHANIE & JASON 1009 WESTERN AVE APT 1202 SEATTLE, WA 98104	KAREN A PEASE YEAR 2001 REVOCABLE LIVING TRUST 14702 77TH ST E SUMNER, WA 98390-8237
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Attn: CEO  
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Ellensburg, WA 98926  
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**From:** Megan Breckenridge <[mbreckenridge@kvnews.com](mailto:mbreckenridge@kvnews.com)>  
**Sent:** Friday, September 2, 2022 10:54 AM  
**To:** Jeremiah Cromie <[jeremiah.cromie@co.kittitas.wa.us](mailto:jeremiah.cromie@co.kittitas.wa.us)>  
**Subject:** Ad: 279426 / Re: VA-22-00004 Pemsel (Publishing) - Notice of Application

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**Email 1 of 7:**

Good morning Jeremiah,

Thanks so much for your heads up on the 7 legals! I will work on those and send you proofs as soon as I can.

Please see attached for your first legal proof, scheduled to run on September 8.

Please let me know if you approve or would like changes made.

Thank you and have a great Labor Day weekend!

## Megan Breckenridge

Advertising Assistant  
Ellensburg Daily Record  
Office: (509) 925-1414, ext. 570253  
Direct Dial: (509) 204-8250  
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[MY OFFICE HOURS: MON-FRI: 8:00am-4:00pm]

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**From:** Jeremiah Cromie <[jeremiah.cromie@co.kittitas.wa.us](mailto:jeremiah.cromie@co.kittitas.wa.us)>  
**Sent:** Friday, September 2, 2022 10:20 AM  
**To:** Megan Breckenridge <[mbreckenridge@kvnews.com](mailto:mbreckenridge@kvnews.com)>; KVNews Legals <[legals@kvnews.com](mailto:legals@kvnews.com)>; 'Jana Stoner' <[jana@nkctribune.com](mailto:jana@nkctribune.com)>; 'terry@nkctribune.com' <[terry@nkctribune.com](mailto:terry@nkctribune.com)>; NKC Tribune Advertising <[ads@nkctribune.com](mailto:ads@nkctribune.com)>  
**Subject:** VA-22-00004 Pemsel (Publishing) - Notice of Application

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Good morning,

Please publish the attached legal in your papers as follows:



**Daily Record:** September 8, 2022

**NKCT:** September 8, 2022

Please let me know if there are any questions or issues.

Also of note, I will be sending over 6 more notices for the papers today for next two Thursdays papers (Sep. 8 & 15).

**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](mailto:jeremiah.cromie@co.kittitas.wa.us)

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message id: 38eb45916c66cbdac24bb8719d004a14

**Notice of Application  
Pemsel Setback Variance  
VA 22-00004**

NOTICE IS HEREBY given that Andreas Pemsel, landowner, submitted a Setback Variance application on July 29, 2022 with an updated request on August 30, 2022, pursuant to Kittitas County Code 17.84 on .17 acres of land zoned LAMIRD Type 1 Residential in a LAMIRD Land Use. The proposal requests a 25-foot reduction from the 25-foot front lot line required setback for the construction on a 16-foot-tall retaining wall that also goes into the County Right of Way. The request also includes a 21 and 17 foot reduction from the 25-foot front line setback for the construction of an entryway and garage to a new house respectively. The 25-foot front setback requirements come from KCC 17.16.060(b). If the variance is approved, it would result in a 0-foot front lot line structural setback for the retaining wall and a 4 ft and 8 ft structural setback for the entryway and garage respectively. The subject property is parcel # 458435 (Lot 42 of Hyak Estates) located off Snoqualmie Drive, approximately .18 miles southwest from the intersection of State Route 906 and Hyak Drive East as the crow flies. The property is in Section 15, Township 22, Range 11 in Kittitas County. Map number 22-11-15050-0042.

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-22-00004 Pemsel" 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 September 23, 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](mailto:jeremiah.cromie@co.kittitas.wa.us)

Notice of Application: September 8, 2022  
Application Received: July 29, 2022, Updated August 30, 2022  
Application Complete: September 1, 2022

Dated: September 8, 2022

PUBLISH: Northern Kittitas County Tribune: September 8, 2022

PUBLISH: Daily Record: September 8, 2022 / LEGAL #: 279426

**From:** [Megan Breckenridge](#)  
**To:** [Jeremiah Cromie](#)  
**Subject:** Re: 279426 / Re: VA-22-00004 Pemsel (Publishing) - Notice of Application  
**Date:** Friday, September 2, 2022 2:32:23 PM

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1/7:

Thank you for your final approval, Jeremiah!

## Megan Breckenridge

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mbreckenridge@kvnews.com / legals@kvnews.com  
**[MY OFFICE HOURS: MON-FRI: 8:00am-4:00pm]**

---

**From:** Jeremiah Cromie <jeremiah.cromie@co.kittitas.wa.us>  
**Sent:** Friday, September 2, 2022 1:47 PM  
**To:** Megan Breckenridge <mbreckenridge@kvnews.com>  
**Subject:** RE: 279426 / Re: VA-22-00004 Pemsel (Publishing) - Notice of Application

**CAUTION, this email originated from outside the organization.**

Megan,

This one looks fine and I give approval.

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](mailto:jeremiah.cromie@co.kittitas.wa.us)

**From:** [Jana Stoner](#)  
**To:** [Jeremiah Cromie](#)  
**Subject:** Re: VA-22-00004 Pemsel (Publishing) - Notice of Application  
**Date:** Friday, September 2, 2022 1:36:44 PM

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## CONFIRMATION OF RECEIPT.

We will get this published.

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**Jana E. Stoner - Publisher / CEO**  
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– EXPLORE! Central Cascades Visitor Guide

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On Sep 2, 2022, at 10:20 AM, Jeremiah Cromie  
<[jeremiah.cromie@co.kittitas.wa.us](mailto:jeremiah.cromie@co.kittitas.wa.us)> wrote:

Good morning,

Please publish the attached legal in your papers as follows:

**Daily Record:** September 8, 2022

**NKCT:** September 8, 2022

Please let me know if there are any questions or issues.

Also of note, I will be sending over 6 more notices for the papers today for next two Thursdays papers (Sep. 8 & 15).

**Jeremiah Cromie**  
Planner II  
Kittitas County  
Community Development Services  
411 N. Ruby Street; Suite 2  
Ellensburg, WA 98926  
Office: 509-962-7046

**From:** [Jeremiah Cromie](#)  
**To:** [Kim Dawson](#); ["long@kittcom.org"](#); [Julie Kiorsvik](#); [Toni Berkshire](#); [PublicHealth Inspectors](#); [Lisa Lawrence](#); [Patti Stacey](#); [Kelee Hodges](#); [Codi Fortier](#); ["enviroreview@yakama.com"](#); ["corrine\\_camuso@yakama.com"](#); ["jessica\\_lally@yakama.com"](#); ["noah\\_oliver@yakama.com"](#); ["casey\\_barney@yakama.com"](#); ["kozi@yakamafish-nsn.gov"](#); ["matj@yakamafish-nsn.gov"](#); ["barh@yakamafish-nsn.gov"](#); ["separegister@ecy.wa.gov"](#); ["tebu461@ecy.wa.gov"](#); ["lowh461@ECY.WA.GOV"](#); ["FormerOrchards@ecy.wa.gov"](#); ["wendy.neet@ecy.wa.gov"](#); ["crosepa@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](#); ["russell.mau@doh.wa.gov"](#); ["brietta.carter@doh.wa.gov"](#); ["THastings@snopass.org"](#); ["rivers@dnr.wa.gov"](#); ["brenda.young@dnr.wa.gov"](#); ["luke.warthen@dnr.wa.gov"](#); ["SEPACENTER@dnr.wa.gov"](#); ["Garren.Andrews@dnr.wa.gov"](#); ["MARTIN.MAUNEY@dnr.wa.gov"](#); ["brooksideconsulting@gmail.com"](#); ["tribune@nkctribune.com"](#); ["terry@nkctribune.com"](#); ["mbreckenridge@kynews.com"](#); ["legals@kynews.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](#); ["steve@snoqualmtribe.us"](#); ["dahp@snoqualmtribe.us"](#); ["adam@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"](#); ["SCPlanning@wsdot.wa.gov"](#); ["PlattsT@wsdot.wa.gov"](#); ["ken.graham@parks.wa.gov"](#); ["kombola@easton.wednet.edu"](#); ["jensens@easton.wednet.edu"](#); ["millerj@easton.wednet.edu"](#); ["jwiseman@snoqualmiepassfirerescue.org"](#)  
**Cc:** [Kelly Bacon \(CD\)](#); [Andy Pemsel](#); ["Matthew Fuhr"](#)  
**Subject:** VA-22-00004 Pemsel - Notice of Application  
**Date:** Thursday, September 8, 2022 11:03:15 AM  
**Attachments:** [VA-22-00004 Pemsel NOA.pdf](#)

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Good morning,

CDS is requesting comments on the following setback variance application: VA-22-00004 Pemsel.

Links to the file materials can be found below. The comment period will end on **Friday September 23, 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.

Internal: [VA-22-00004 Pemsel](#)

External: [VA-22-00004 Pemsel](#)

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-22-00004 Pemsel"

Thank you.

**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](mailto:jeremiah.cromie@co.kittitas.wa.us)