



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-22-00004) Pemsel

NOTIFICATION OF: Notice of Decision

NOTIFICATION MAIL DATE: January 12, 2023

I certify that the following documentation:

- Notice of Decision 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 12th day of January, 2023





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

My appointment expires: 12.23.25



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NOTICE OF DECISION

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

From: Jeremiah Cromie, Staff Planner

Date: January 12, 2023

Subject: **Pemsel Zoning Setback Variance (VA-22-00004)**

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 Andreas Pemsel, landowner, to reduce the 25-foot front lot line setback requirement in KCC 17.16.060(b) to 0 feet for a retaining wall, 4 feet for an entryway and 8 feet for a garage and house. 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. 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 January 27, 2023**.

The application, decision and related information may be examined during business hours at Kittitas County Development Services, 411 N Ruby St 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 "VA-22-00004 Pemsel".

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 Deputy Fire Marshal
Joe.dietzel@co.kittitas.wa.us

Kittitas County Environmental Health
PublicHealthInspectors@co.kittitas.wa.us
joseph.rainwater@co.kittitas.wa.us

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

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

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

Applicant
Andy Pemsel
andy@pemler.com
Other Party
Matthew Fuhr
terralitedesign@gmail.com

From: Megan Breckenridge <mbreckenridge@kvnews.com>
Sent: Thursday, January 5, 2023 3:49 PM
To: Jeremiah Cromie <jeremiah.cromie@co.kittitas.wa.us>
Subject: Ad: 320678 / Re: VA-22-00004 Pemsel (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.

Good afternoon Jeremiah,

Happy New Year!

Please see attached for your legal proof scheduled to run on January 12.

Please let me know if you approve or would like any changes made by our 10:30am deadline on January 11.

Thank you so much!

Megan Breckenridge

Advertising Assistant
Ellensburg Daily Record
Office: (509) 925-1414, ext. 570253
Direct Dial: (509) 204-8250
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: Thursday, January 5, 2023 3:29 PM
To: 'Jana Stoner (NKC Tribune)' <jana@nkctribune.com>; 'terry@nkctribune.com' <terry@nkctribune.com>; NKC Tribune Advertising Department <ads@nkctribune.com>; Megan Breckenridge <mbreckenridge@kvnews.com>; KVNews Legals <legals@kvnews.com>
Subject: VA-22-00004 Pemsel (Publishing) - Notice of Decision

CAUTION, this email originated from outside the organization.

Hello,

Please publish the attached legal in your papers as follows:

Daily Record: January 12, 2023

NKCT: January 12, 2023

From: [Megan Breckenridge](#)
To: [Jeremiah Cromie](#)
Subject: Re: 320678 / Re: VA-22-00004 Pemsel (Publishing) - Notice of Decision
Date: Thursday, January 5, 2023 3:57:53 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.

Thank you for your final approval and well-wishes, Jeremiah!

Take care,

Megan Breckenridge

Advertising Assistant
Ellensburg Daily Record
Office: (509) 925-1414, ext. 570253
Direct Dial: (509) 204-8250
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: Thursday, January 5, 2023 3:56 PM
To: Megan Breckenridge <mbreckenridge@kvnews.com>
Subject: RE: 320678 / Re: VA-22-00004 Pemsel (Publishing) - Notice of Decision

CAUTION, this email originated from outside the organization.

Megan,

Happy New Year to you as well. This looks fine and I give approval. 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

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

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 Andreas Pemsel, landowner, to reduce the 25-foot front lot line setback requirement in KCC 17.16.060(b) to 0 feet for a retaining wall, 4 feet for an entryway and 8 feet for a garage and house. 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. Affected property owners may request a change in valuation for property tax purposes notwithstanding any program of revaluation.

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Date: January 12, 2023

PUBLISH: NKC Tribune: January 12, 2023

PUBLISH: Daily Record: January 12, 2023 / LEGAL #: 320678

From: [Terry Hamberg \(NKC Tribune\)](#)
To: [Jeremiah Cromie](#)
Subject: Re: VA-22-00004 Pemsel (Publishing) - Notice of Decision
Date: Thursday, January 5, 2023 4:20:21 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 RECEIPT:

Thank you for sharing your Notice with Upper Kittitas County citizens. We have received your email and your notice will be published as requested.

Sincerely,
Terry Hamberg
Publisher

Nkc Tribune logo



Northern Kittitas County Tribune
P.O. Box 308
Cle Elum, WA 98922
(509) 674-2511
fax: (509) 674-5571
tribune@nkctribune.com

From: Jeremiah Cromie <jeremiah.cromie@co.kittitas.wa.us>
Date: Thursday, January 5, 2023 at 3:30 PM

To: Jana Stoner <jana@nkctribune.com>, "Terry Hamberg (NKC Tribune)"
<terry@nkctribune.com>, NKC Tribune Advertising Department
<ads@nkctribune.com>, "'mbreckenridge@kvnews.com"'
<mbreckenridge@kvnews.com>, "'legals@kvnews.com"' <legals@kvnews.com>
Subject: VA-22-00004 Pemsel (Publishing) - Notice of Decision

Hello,

Please publish the attached legal in your papers as follows:

Daily Record: January 12, 2023

NKCT: January 12, 2023

Let me know if there are any questions or issues.

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

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message id: 38eb45916c6dcbdac24bb8719d004a14

From: [Jeremiah Cromie](#)
To: [Joe Dietzel](#); [PublicHealth Inspectors](#); [Joseph Rainwater](#); [Toni Berkshire](#); [Kelee Hodges](#); [Candie Leader](#); [Josh Fredrickson](#); [Jeremy Larson](#); [Steph Miffin](#); ["andy@pemler.com"](#); ["terralitedesign@gmail.com"](#)
Cc: [Kelly Bacon \(CD\)](#); [Chace Pedersen](#); [Dan Carlson](#)
Subject: VA-22-00004 Pemsel - Notice of Decision
Date: Thursday, January 12, 2023 9:26:32 AM
Attachments: [VA-22-00004 Pemsel Notice of Decision.pdf](#)
[VA-22-00004 Pemsel Findings of Fact & Decision.pdf](#)

Good morning,

Please see the attached correspondence regarding the Pemsel Zoning Setback Variance (VA-22-00004).

The appeal deadline for this decision in **January 27, 2023 at 5p.**

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