

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-23-00002) Mannes

NOTIFICATION OF: Notice of Decision

NOTIFICATION MAIL DATE: March 9, 2023

I certify that the following documentation:

- Notice of Decision for VA-23-00002 Mannes 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

Chace Pedersen
Planner I
Community Development Services
County of Kittitas
State of Washington

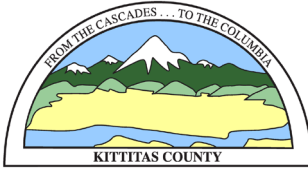
Subscribed and sworn to before me this 9th day of March, 2023

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



My appointment expires:

12-23-25



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

NOTICE OF DECISION

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

From: Chace Pedersen, Staff Planner

Date: March 09, 2023

Subject: **Mannes Zoning Setback Variance (VA-23-00002)**

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 Leif Mannes, landowner, and Erik Hohmann, authorized agent, to reduce the 25-foot front lot line setback requirement in KCC 17.56.060(1) to 15 feet for the construction of an 896 square foot detached storage garage. The subject property is parcel #612136 (Lot 21 & 22 of Lake Easton Estates) located off Kachess River Rd., approximately .26 miles northeast from the intersection of West Sparks Road and Kachess River Road. The property is in Section 03, Township 20, Range 13 in Kittitas County. Map number 20-13-03050-0022. The property is 1.08 acres and is zoned Forest & Range with a Rural Working land use designation. 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 \$1670 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 March 23, 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-23-00002 Mannes".

If you have questions or need assistance, please contact Community Development Services at (509) 962-7637; email at chace.pedersen@co.kittitas.wa.us Staff Planner: Chace Pedersen.



ADVERTISING PROOF

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DAN CARLSON
 KC COMMUNITY DEVELOPMENT SERVICES
 411 N. RUBY ST, SUITE 2
 ELLENSBURG, WA 98926

AD #	DESCRIPTION	START	STOP	TIMES	AMOUNT
344241	Notice of Decision M	03/09/23	03/09/23	2	\$111.74

Payments:

Date	Method	Card Type	Last 4 Digits	Check	Amount
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Discount:	\$0.00	Gross:	\$111.74
Surcharge:	\$0.00	Paid Amount:	\$0.00
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Amount Due: \$111.74

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**Notice of Decision
Mannes Setback Variance
VA 23-00002**

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Date: March 09, 2023

PUBLISH: NKC Tribune: March 9, 2023

PUBLISH: Daily Record: March 9, 2023 / LEGAL #: 344241

From: [Megan Breckenridge](#)
To: [Chace Pedersen](#)
Subject: Re: VA-23-00002 Mannes (Publishing) - Notice of Application
Date: Tuesday, January 31, 2023 10:16:45 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.

Thank you for your final approval, Chace!

Have a great week ahead!

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: Chace Pedersen <chace.pedersen@co.kittitas.wa.us>
Sent: Tuesday, January 31, 2023 10:14 AM
To: Megan Breckenridge <mbreckenridge@kvnews.com>
Subject: RE: VA-23-00002 Mannes (Publishing) - Notice of Application

CAUTION, this email originated from outside the organization.

I approve. Thanks again!

Chace Pedersen

Planner I
Kittitas County Community Development Services
411 N. Ruby Street, Ste 2
Ellensburg, WA 98926
Office: (509) 962-7637
chace.pedersen@co.kittitas.wa.us

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From: Megan Breckenridge <mbreckenridge@kvnews.com>
Sent: Monday, January 30, 2023 1:07 PM
To: Chace Pedersen <chace.pedersen@co.kittitas.wa.us>
Subject: Re: VA-23-00002 Mannes (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.

Good afternoon, Chace,

Please see attached for your legal proof scheduled to run on February 2.

Please let me know if you approve or would like changes made by our 10:30am deadline on February 1.

Thank you and have a nice week!

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: Chace Pedersen <chace.pedersen@co.kittitas.wa.us>
Sent: Monday, January 30, 2023 12:06 PM
To: Megan Breckenridge <mbreckenridge@kvnews.com>; KVNews Legals <legals@kvnews.com>; terry@nkctribune.com <terry@nkctribune.com>; jana@nkctribune.com <jana@nkctribune.com>; ads@nkctribune.com <ads@nkctribune.com>
Subject: VA-23-00002 Mannes (Publishing) - Notice of Application

CAUTION, this email originated from outside the organization.

Good afternoon,

Please publish the attached legal in your paper as follows:

Daily Record: February 2, 2023

NKCT: February 2, 2023

Please let me know if there are any questions or concerns. Thanks!

Chace Pedersen

Planner I

Kittitas County Community Development Services

411 N. Ruby Street, Ste 2

Ellensburg, WA 98926

Office: (509) 962-7637

chace.pedersen@co.kittitas.wa.us

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message id: 38eb45916c6dcbdac24bb8719d004a14

From: [Jana Stoner \(NKC Tribune\)](#)
To: [Chace Pedersen](#)
Cc: [NKC Tribune Advertising Department](#)
Subject: Re: VA-23-00002 Mannes (Publishing) - Notice of Decision
Date: Monday, March 6, 2023 4:03:46 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.

We will get this published!

Jana E. Stoner - Publisher / CEO
jana@nkctribune.com

(509) 674-2511 ext. 7206
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 Mar 6, 2023, at 3:33 PM, Chace Pedersen
<chace.pedersen@co.kittitas.wa.us> wrote:

Good afternoon,

Please publish the attached legal in your papers as follows:

Daily Record: March 9, 2023

NKCT: March 9, 2023

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

Thanks,

Chace Pedersen

Planner I

Kittitas County Community Development Services

411 N. Ruby Street, Ste 2

Ellensburg, WA 98926

Office: (509) 962-7637

chace.pedersen@co.kittitas.wa.us

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message id: 38eb45916c6dcbdac24bb8719d004a14

**<VA-23-00002 Mannes - NOD Legal.pdf><VA-23-00002 Mannes - NOD
Legal.docx>**

Washington State Department of Natural
Resources
scott.chambers@dnr.wa.gov

Kittitas County Public Health
PublicHealthInspectors@co.kittitas.wa.us

Washington State Department of
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Kittitas County Public Works
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