



# 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-23-00004) Kosar

NOTIFICATION OF: Re-Notice of Application

NOTIFICATION MAIL DATE: July 20, 2023

I certify that the following documentation:

- Re-Notice of Application for VA-23-00004 Kosar 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 20<sup>th</sup> day of July, 2023



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

My appointment expires: 12.23.25



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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

## RE-NOTICE OF APPLICATION

**Notice of Application:** July 20, 2023

**Application Received:** March 16, 2023, July 11, 2023 (Updated and Revised Version)

**Application Complete:** March 9, 2023, July 11, 2023 (Updated and Revised Version)

**Project Name (VA-23-00004):** Kosar Setback Variance

**Applicant:** Erik Kosar (Landowner)

**Location:** The subject property is parcel # 902134 located at 31 Eagle View Road in Ronald, WA bearing Assessor's Map number 20-14-02051-0958.

**Reason for Re-Notice:** During the previous comment period, it was discovered that the original proposed location of a garage was on an existing septic drain field which would not be allowed. The applicant has since moved the drain field and provided an updated site plan with a different setback request (only 5 ft) from the front property line as well as a bigger garage (36' x 29') on July 11, 2023 while also providing a new project narrative. Due to the differences in the garage size and requested setback, the re-notice is required.

**Proposal:** Erik Kosar, landowner, submitted a Setback Variance application pursuant to Kittitas County Code 17.84 on .37 acres of land zoned Rural Recreation within a Rural Recreation land use designation. The proposal requests a 20-foot reduction on the east property line from the 25-foot front lot line setback requirement in KCC 17.30.050 for a 29' x 36' garage and loft. This would result in a 5-foot front structural setback from the east property line if the variance is approved.

**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-23-00004 Kosar". 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 during regular business hours. Phone: 509-962-7506

**Written Comments** on this proposal can be submitted to CDS any time prior to **5:00 p.m. on August 4, 2023**. Any person has the right to comment on the application and request a copy of the decision once made. Previous comments from March 16, 2023 to April 3, 2023 will not be considered in the decision-making process. Any comments you have should be re-submitted as this is not the same proposal.

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**Designated Permit Coordinator (staff contact):** Chace Pedersen, Staff Planner: (509) 962-7637; email at [chace.pedersen@co.kittitas.wa.us](mailto:chace.pedersen@co.kittitas.wa.us)

Kittitas County Fire Marshal  
[dan.young@co.kittitas.wa.us](mailto:dan.young@co.kittitas.wa.us)

Kittitas County Sheriff's Dept.  
[kim.dawson@co.kittitas.wa.us](mailto:kim.dawson@co.kittitas.wa.us)

KittCom  
[long@kittcom.org](mailto:long@kittcom.org)  
[storch@kittcom.org](mailto:storch@kittcom.org)

Kittitas County Board of County  
Commissioners  
[julie.kjorsvik@co.kittitas.wa.us](mailto:julie.kjorsvik@co.kittitas.wa.us)

Kittitas County Code Enforcement  
[toni.berkshire@co.kittitas.wa.us](mailto:toni.berkshire@co.kittitas.wa.us)

Kittitas County Environmental Health  
[PublicHealthInspectors@co.kittitas.wa.us](mailto:PublicHealthInspectors@co.kittitas.wa.us)

Kittitas County Solid Waste Programs  
[lisa.lawrence@co.kittitas.wa.us](mailto:lisa.lawrence@co.kittitas.wa.us)  
[patti.stacey@co.kittitas.wa.us](mailto:patti.stacey@co.kittitas.wa.us)

Kittitas County Public Works  
[kelee.hodges.pw@co.kittitas.wa.us](mailto:kelee.hodges.pw@co.kittitas.wa.us)  
[candie.leader@co.kittitas.wa.us](mailto:candie.leader@co.kittitas.wa.us)  
[tate.mahre@co.kittitas.wa.us](mailto:tate.mahre@co.kittitas.wa.us)

Yakama Nation  
[enviroreview@yakama.com](mailto:enviroreview@yakama.com)  
[corrine\\_camuso@yakama.com](mailto:corrine_camuso@yakama.com)  
[jessica\\_lally@yakama.com](mailto:jessica_lally@yakama.com)  
[noah\\_oliver@yakama.com](mailto:noah_oliver@yakama.com)  
[casey\\_barney@yakama.com](mailto:casey_barney@yakama.com)  
[kozj@yakamafish-nsn.gov](mailto:kozj@yakamafish-nsn.gov)  
[matj@yakamafish-nsn.gov](mailto:matj@yakamafish-nsn.gov)  
[barh@yakamafish-nsn.gov](mailto:barh@yakamafish-nsn.gov)

Department of Ecology  
[separegister@ecy.wa.gov](mailto:separegister@ecy.wa.gov)  
[tebu461@ecy.wa.gov](mailto:tebu461@ecy.wa.gov)  
[lowh461@ECY.WA.GOV](mailto:lowh461@ECY.WA.GOV)  
[FormerOrchards@ecy.wa.gov](mailto:FormerOrchards@ecy.wa.gov)  
[wendy.neet@ecy.wa.gov](mailto:wendy.neet@ecy.wa.gov)  
[crosepa@ecy.wa.gov](mailto:crosepa@ecy.wa.gov)  
[rand461@ECY.WA.GOV](mailto:rand461@ECY.WA.GOV)

Airport Manager  
[david.ohl@co.kittitas.wa.us](mailto:david.ohl@co.kittitas.wa.us)  
[Codi.Fortier@co.kittitas.wa.us](mailto:Codi.Fortier@co.kittitas.wa.us)

WA Dept. Fish and Wildlife  
[Scott.Downes@dfw.wa.gov](mailto:Scott.Downes@dfw.wa.gov)  
[Jennifer.Nelson@dfw.wa.gov](mailto:Jennifer.Nelson@dfw.wa.gov)  
[Elizabeth.Torrey@dfw.wa.gov](mailto:Elizabeth.Torrey@dfw.wa.gov)

Washington State DAHP  
[sepa@dahp.wa.gov](mailto:sepa@dahp.wa.gov)

James E Brooks Library  
[jorgenja@cwu.edu](mailto:jorgenja@cwu.edu)  
[nelmsk@cwu.edu](mailto:nelmsk@cwu.edu)

Kittitas County Building Dept.  
[Jeremy.larson@co.kittitas.wa.us](mailto:Jeremy.larson@co.kittitas.wa.us)  
[Steph.mifflin@co.kittitas.wa.us](mailto:Steph.mifflin@co.kittitas.wa.us)

WA State Department of Health  
[russell.mau@doh.wa.gov](mailto:russell.mau@doh.wa.gov)

WA Dept. of Natural Resources  
[rivers@dnr.wa.gov](mailto:rivers@dnr.wa.gov)  
[brenda.young@dnr.wa.gov](mailto:brenda.young@dnr.wa.gov)  
[luke.warthen@dnr.wa.gov](mailto:luke.warthen@dnr.wa.gov)  
[SEPACENTER@dnr.wa.gov](mailto:SEPACENTER@dnr.wa.gov)  
[MARTIN.MAUNEY@dnr.wa.gov](mailto:MARTIN.MAUNEY@dnr.wa.gov)  
[scott.chambers@dnr.wa.gov](mailto:scott.chambers@dnr.wa.gov)

Allison Kimball  
[brooksideconsulting@gmail.com](mailto:brooksideconsulting@gmail.com)

Northern Kittitas County Tribune  
[tribune@nkctribune.com](mailto:tribune@nkctribune.com)  
[terry@nkctribune.com](mailto:terry@nkctribune.com)

Daily Record  
[tnorrbom@kvnews.com](mailto:tnorrbom@kvnews.com)  
[legals@kvnews.com](mailto:legals@kvnews.com)

Army Corps of Engineers  
[Deborah.j.knaub@usace.army.mil](mailto:Deborah.j.knaub@usace.army.mil)  
[Jenae.N.Churchill@usace.army.mil](mailto:Jenae.N.Churchill@usace.army.mil)

Bureau of Reclamation  
[lhendrix@usbr.gov](mailto:lhendrix@usbr.gov)  
1917 Marsh Road  
Yakima, WA 98901

Yakima Training Center  
[mark.a.gradwohl.civ@mail.mil](mailto:mark.a.gradwohl.civ@mail.mil)

Northwest Training Range Complex  
[Kimberly.peacher@navy.mil](mailto:Kimberly.peacher@navy.mil)  
[Robert.d.bright10.civ@army.mil](mailto:Robert.d.bright10.civ@army.mil)

Kittitas County Assessor  
[Haley.mercer@co.kittitas.wa.us](mailto:Haley.mercer@co.kittitas.wa.us)  
[Christine.garcia@co.kittitas.wa.us](mailto:Christine.garcia@co.kittitas.wa.us)

Snoqualmie Tribe  
[steve@snoqualmietribe.us](mailto:steve@snoqualmietribe.us)  
[dahp@snoqualmietribe.us](mailto:dahp@snoqualmietribe.us)  
[adam@snoqualmietribe.us](mailto:adam@snoqualmietribe.us)

**Colville Tribe**

[guy.moura@colvilletribes.com](mailto:guy.moura@colvilletribes.com)  
[sam.rushing@colvilletribes.com](mailto:sam.rushing@colvilletribes.com)  
[connor.armi.hsy@colvilletribes.com](mailto:connor.armi.hsy@colvilletribes.com)  
[darnell.sam.adm@colvilletribes.com](mailto:darnell.sam.adm@colvilletribes.com)  
[john.sirois.adm@colvilletribes.com](mailto:john.sirois.adm@colvilletribes.com)  
[milton.davis.adm@colvilletribes.com](mailto:milton.davis.adm@colvilletribes.com)

**Washington State DOT**

[Jacob.Prilucik@wsdot.wa.gov](mailto:Jacob.Prilucik@wsdot.wa.gov)  
[SCPlanning@wsdot.wa.gov](mailto:SCPlanning@wsdot.wa.gov)  
[AviationLandUse@wsdot.wa.gov](mailto:AviationLandUse@wsdot.wa.gov)

**BUREAU OF LAND MANAGEMENT**  
915 N. WALLA WALLA  
WENATCHEE WA 98801  
(mailed)

**Applicant**

Erik Kosar [ekosar@yahoo.com](mailto:ekosar@yahoo.com)

**Kittitas County P.U.D.**  
[matt.boast@kittitaspud.com](mailto:matt.boast@kittitaspud.com)

**Puget Sound Energy**  
[rightofway@pse.com](mailto:rightofway@pse.com)  
[Joseph.Pignatelli@pse.com](mailto:Joseph.Pignatelli@pse.com)

**Washington State Parks**

[ken.graham@parks.wa.gov](mailto:ken.graham@parks.wa.gov)  
PO Box 42650  
Olympia, WA 98504-2650

**Cle Elum- Roslyn School District 404**  
[robertsb@cersd.org](mailto:robertsb@cersd.org)  
[communityrelations@cersd.org](mailto:communityrelations@cersd.org)

**Public**

John Lynn [nhojnnyl@gmail.com](mailto:nhojnnyl@gmail.com)  
John & Tracy Lynn  
Erick Klunder  
Jennifer MacCormack

1510 Pine Loch Sun Drive  
Ronald, WA 98940

**Bonneville Power Administration**

[CMOlcese@bpa.gov](mailto:CMOlcese@bpa.gov)  
[vlconnell@bpa.gov](mailto:vlconnell@bpa.gov)

**Forest Service**

[kimberly.larned@usda.gov](mailto:kimberly.larned@usda.gov)

**Kittitas Valley Healthcare**

Attn: CEO  
603 S. Chestnut Street  
Ellensburg, WA 98926  
(mailed)

**KCFD #6 (Lake Cle Elum)**

PO Box 328  
Ronald, WA 98940  
[tjackson@kcfpd6.com](mailto:tjackson@kcfpd6.com)  
[district6@kcfpd6.com](mailto:district6@kcfpd6.com)

WEBER, JEFF & KRISTAL 6613 161ST STREET CT E PUYALLUP, WA 98375-7584	KOSAR, ERIK & THERESE 14317 SE 78TH WAY NEWCASTLE, WA 98059-3244	PORTER, MORGAN & NICOLE 14003 122ND AVE E PUYALLUP, WA 98374-4712
AULT FAMILY TRUST 5218 ERSKINE WAY SW SEATTLE, WA 98136-1140	BLUE JAY LAND COMPANY LLC 304 W 1ST ST CLE ELUM, WA 98922-1074	DIXON, DONNELL & SAMANTHA 209 6TH ST SNOHOMISH, WA 98290-2505
PIERCE, CHRISTOPHER G 1641 NAGLE PL APT P19 SEATTLE, WA 98122-7800	TURPEN, STEVEN E ETUX PO BOX 326 RONALD, WA 98940-0326	CAMERON, CRAIG E TRUSTEE 432 MELISSA ST RICHLAND, WA 99352-8724
BREED, DANIEL C & CAROLINA M 1728 106TH AVE CT E EDGEWOOD, WA 98372-1379	KROHN, ELI & MELISSA 14621 SE 267TH ST KENT, WA 98042	LANGSTON, STEVEN LEE PO BOX 1364 RONALD, WA 98940
LUCKENBACH, NICOLE LEE 8919 2ND PL SE LAKE STEVENS, WA 98258-6659	REEFF, DANETTE M 530 MOHICAN RD CAROL STREAM, IL 60188-1564	JOHNSON, KEITH & KRISTA 15225 67TH AVE SE SNOHOMISH, WA 98296-4279
SKG LLC 13608 CANNERY WAY SUMNER, WA 98390-1535	COTE, GARY L 24225 111TH AVE SE KENT, WA 98030-4937	PINELOCH SUN BEACH CLUB INC PO BOX 157 RONALD, WA 98940-0157
LINDE, ERIC L ETUX 221 N JOHNSON RD SELAH, WA 98942-9566	FRYE, RYAN H & CHRISTINA 110 W 6TH AVE PMB 141 ELLENSBURG, WA 98926-3106	TILBERIS, KRISTI & CHRISTOPHER 857 SE MT TENERIFFE PL NORTH BEND, WA 98045-8411
MCKNIGHT, MIKE & COLLEEN 150 MOUNTAIN CREST LN EATONVILLE, WA 98328	PINELOCH NESS LLC 1639 S WELLER ST SEATTLE, WA 98144-2124	CHALLMAN, RYAN J & ALYSA M 11406 NE 100TH ST KIRKLAND, WA 98033-5131
SLIGAR, BENJAMIN & CHRISTINA 3632 N WATERVIEW ST TACOMA, WA 98407	LUKE, DOUGLAS R & SHERRI D 6857 MONTEVISTA DR SE AUBURN, WA 98092-8223	MUDGE, KATHRYN D ETVIR 3728 122ND PL SE EVERETT, WA 98208
CIRAULO, SCOTT C & NICOLE M 331 WINTER CREEK LN ELLENSBURG, WA 98926-7180	MOORE, PAUL 5322 RIDGE DR NE TACOMA, WA 98422-1544	AYERS, DONALD K & 1605 TURNER ST RICHLAND, WA 99352-2821

SANDERS, DEREK D 1108 1/2 ALKI AVE SW SEATTLE, WA 98116-1809	HARDTKE, TIMOTHY G & VICKIE S PO BOX 1398 RONALD, WA 98940-1398	STERN, ERIN 8248 NE 143RD PL KIRKLAND, WA 98034-5032
BRADSHAW, ROBERT D 5743 SEALAWN AVE NE TACOMA, WA 98422-1446	WUEHLER, RUSS & MARLEIS 10625 ISSAQUAH HOBART RD SE ISSAQUAH, WA 98027	MILLER, RICHARD T PO BOX 287 ROSLYN, WA 98941-0287
BARNES, MATTHEW 12702 470TH AVE SE NORTH BEND, WA 98045-8819	LYNN, JOHN R ETUX & 3203 218TH AVE SE SAMMAMISH, WA 98075	JOHNSON, ALISON E ETVIR 316 NW 89TH ST SEATTLE, WA 98119
POSTON, TYLER 22405 5TH PL W BOTHELL, WA 98021-9709	PRUETT, ETHAN M & JENNIFER 14233 183RD AVE SE RENTON, WA 98059-7652	LANGSTON, STEVEN L PO BOX 1364 RONALD, WA 98940
WEBER, JEFFERY M & KRISTAL D 6613 161ST STREET CT E PUYALLUP, WA 98375-7584	RDC HOLDINGS LLC 13608 CANNERY WAY SUMNER, WA 98390	CARRIVEAU, WILLIAM J & JACQUELINE M 7036 16TH AVE NW SEATTLE, WA 98117-5548
OUTLIER INVESTMENTS LLC 3216 163RD ST E TACOMA, WA 98446-1435	WHISTLIN MARMOT LLC 29205 229TH AVE SE BLACK DIAMOND, WA 98010-1248	KENNEDY LIVING TRUST PO BOX 111 RONALD, WA 98940-0111
MENEFEE, JON T 71 DEER POINT LN RONALD, WA 98940	LAPSANSKY, JOHN M & BETH ALICE 18009 JAMES ST SNOHOMISH, WA 98296-8355	STAHLHUT, FRED H & ELI S 129 34TH AVE E SEATTLE, WA 98112-4913
DORN, KENNETH 1005 E 32ND ST TACOMA, WA 98404-3215	ULSH FAMILY LIVING TRUST 1088 MANITO DR FOX ISLAND, WA 98333-9505	BARNES, MATTHEW HARLAN 12702 470TH AVE SE NORTH BEND, WA 98045-8819
PROUTY, ROBERT J 7248 115TH PL SE NEWCASTLE, WA 98056-4302	CICCARELLI, VINCENT 2600 2ND AVE APT 602 SEATTLE, WA 98121	

**From:** [Teneal Norrbom](#)  
**To:** [Jeremiah Cromie](#)  
**Cc:** [Chace Pedersen](#)  
**Subject:** Re: VA-23-00004 Kosar (Publishing) - Re-Notice of Application  
**Date:** Friday, July 14, 2023 9:39:10 AM

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The legal has been released. Have a great weekend!

**Teneal Norrbom | Ellensburg Daily Record**  
509-925-1414 ext. 570223  
[www.dailyrecordnews.com](http://www.dailyrecordnews.com)  
Classifieds: [classified2@kvnews.com](mailto:classified2@kvnews.com)  
Legals: [legals@kvnews.com](mailto:legals@kvnews.com)  
Obituaries: [obits@kvnews.com](mailto:obits@kvnews.com)

---

**From:** Jeremiah Cromie <[jeremiah.cromie@co.kittitas.wa.us](mailto:jeremiah.cromie@co.kittitas.wa.us)>  
**Sent:** Friday, July 14, 2023 9:25 AM  
**To:** Teneal Norrbom <[tnorrbom@kvnews.com](mailto:tnorrbom@kvnews.com)>  
**Cc:** Chace Pedersen <[chace.pedersen@co.kittitas.wa.us](mailto:chace.pedersen@co.kittitas.wa.us)>  
**Subject:** RE: VA-23-00004 Kosar (Publishing) - Re-Notice of Application

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Teneal,

This 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:** Teneal Norrbom <[tnorrbom@kvnews.com](mailto:tnorrbom@kvnews.com)>  
**Sent:** Friday, July 14, 2023 9:21 AM

**RE-NOTICE OF APPLICATION  
Kosar Variance (VA-23-00004)**

**Notice of Application:** July 20, 2023  
**Application Received:** March 16, 2023, July 11, 2023  
(Updated and Revised Version)  
**Application Complete:** March 9, 2023, July 11, 2023  
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**Project Name:** (VA-23-00004) Kosar Variance  
**Applicant:** Erik Kosar (Owner)

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**Public Hearing:** Under Title 15A.03.080 and 17.84.010, Zoning Variances and SEPA Threshold decisions 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 \$1670.

**Designated Permit Coordinator (staff contact):**  
Chace Pedersen, Staff Planner: 509-962-7637,  
e-mail at [chace.pedersen@co.kittitas.wa.us](mailto:chace.pedersen@co.kittitas.wa.us)

PUBLISH: NKCT: July 20, 2023

PUBLISH: Daily Record: July 20, 2023 / LEGAL #: 398130



**To:** Jeremiah Cromie <jeremiah.cromie@co.kittitas.wa.us>; 'terry@nkctribune.com' <terry@nkctribune.com>; 'Jana Stoner (NKC Tribune)' <jana@nkctribune.com>  
**Cc:** Chace Pedersen <chace.pedersen@co.kittitas.wa.us>  
**Subject:** Re: VA-23-00004 Kosar (Publishing) - Re-Notice of Application

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Jeremiah,

Per your request I have made your change and attached a new proof for your review. Please let me know if you approve.

**Teneal Norrbom | Ellensburg Daily Record**

509-925-1414 ext. 570223

[www.dailyrecordnews.com](http://www.dailyrecordnews.com)

Classifieds: [classified2@kvnews.com](mailto:classified2@kvnews.com)

Legals: [legals@kvnews.com](mailto:legals@kvnews.com)

Obituaries: [obits@kvnews.com](mailto:obits@kvnews.com)

---

**From:** Jeremiah Cromie <[jeremiah.cromie@co.kittitas.wa.us](mailto:jeremiah.cromie@co.kittitas.wa.us)>

**Sent:** Friday, July 14, 2023 9:02 AM

**To:** Teneal Norrbom <[tnorrbom@kvnews.com](mailto:tnorrbom@kvnews.com)>; 'terry@nkctribune.com' <[terry@nkctribune.com](mailto:terry@nkctribune.com)>; 'Jana Stoner (NKC Tribune)' <[jana@nkctribune.com](mailto:jana@nkctribune.com)>

**Cc:** Chace Pedersen <[chace.pedersen@co.kittitas.wa.us](mailto:chace.pedersen@co.kittitas.wa.us)>

**Subject:** RE: VA-23-00004 Kosar (Publishing) - Re-Notice of Application

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Teneal,

One minor change, see updated attached legal. The last sentence in the Proposal paragraph was removed.

**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:** Teneal Norrbom <[tnorrbom@kvnews.com](mailto:tnorrbom@kvnews.com)>  
**Sent:** Friday, July 14, 2023 8:53 AM  
**To:** Jeremiah Cromie <[jeremiah.cromie@co.kittitas.wa.us](mailto:jeremiah.cromie@co.kittitas.wa.us)>; 'terry@nkctribune.com' <[terry@nkctribune.com](mailto:terry@nkctribune.com)>; 'Jana Stoner (NKC Tribune)' <[jana@nkctribune.com](mailto:jana@nkctribune.com)>  
**Cc:** Chace Pedersen <[chace.pedersen@co.kittitas.wa.us](mailto:chace.pedersen@co.kittitas.wa.us)>  
**Subject:** Re: VA-23-00004 Kosar (Publishing) - Re-Notice of Application

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Good morning, Jeremiah,

Please see attached for your legal proof scheduled to run on 07/20.

Please reply back with a final approval or any needed changes by our 10:30am deadline on 07/19.

Thank you and have a great day!

Teneal Norrbom | Ellensburg Daily Record

509-925-1414 ext. 570223

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Obituaries: [obits@kvnews.com](mailto:obits@kvnews.com)

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**From:** Jeremiah Cromie <[jeremiah.cromie@co.kittitas.wa.us](mailto:jeremiah.cromie@co.kittitas.wa.us)>  
**Sent:** Friday, July 14, 2023 8:20 AM  
**To:** Teneal Norrbom <[tnorrbom@kvnews.com](mailto:tnorrbom@kvnews.com)>; KVNews Legals <[legals@kvnews.com](mailto:legals@kvnews.com)>; 'terry@nkctribune.com' <[terry@nkctribune.com](mailto:terry@nkctribune.com)>; 'Jana Stoner (NKC Tribune)' <[jana@nkctribune.com](mailto:jana@nkctribune.com)>; 'NKC Tribune Advertising Department' <[ads@nkctribune.com](mailto:ads@nkctribune.com)>  
**Cc:** Chace Pedersen <[chace.pedersen@co.kittitas.wa.us](mailto:chace.pedersen@co.kittitas.wa.us)>  
**Subject:** VA-23-00004 Kosar (Publishing) - Re-Notice of Application

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Hello,

Please publish the attached legal in your papers as follows:

**Daily Record:** July 20, 2023

**NKCT:** July 20, 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](mailto:jeremiah.cromie@co.kittitas.wa.us)

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**From:** [Jana Stoner \(NKC Tribune\)](#)  
**To:** [Jeremiah Cromie](#)  
**Cc:** [NKC Tribune Advertising Department](#)  
**Subject:** Re: VA-23-00004 Kosar (Publishing) - Re-Notice of Application  
**Date:** Monday, July 17, 2023 4:21:20 PM

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CONFIRMATION OF RECEIPT.

We will get this published!

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**From:** Jeremiah Cromie <jeremiah.cromie@co.kittitas.wa.us>  
**Date:** Friday, July 14, 2023 at 9:03 AM  
**To:** 'Teneal Norrbom' <tnorrbom@kvnews.com>, "Terry Hamberg (NKC Tribune)" <terry@nkctribune.com>, "Jana Stoner (NKC Tribune)" <jana@nkctribune.com>  
**Cc:** Chace Pedersen <chace.pedersen@co.kittitas.wa.us>  
**Subject:** RE: VA-23-00004 Kosar (Publishing) - Re-Notice of Application

Teneal,

One minor change, see updated attached legal. The last sentence in the Proposal paragraph was removed.

**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:** Teneal Norrbom <tnorrbom@kvnews.com>  
**Sent:** Friday, July 14, 2023 8:53 AM  
**To:** Jeremiah Cromie <jeremiah.cromie@co.kittitas.wa.us>; 'terry@nkctribune.com' <terry@nkctribune.com>; 'Jana Stoner (NKC Tribune)' <jana@nkctribune.com>  
**Cc:** Chace Pedersen <chace.pedersen@co.kittitas.wa.us>  
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**Teneal Norrbom | Ellensburg Daily Record**

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Obituaries: [obits@kvnews.com](mailto:obits@kvnews.com)

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**From:** Jeremiah Cromie <[jeremiah.cromie@co.kittitas.wa.us](mailto:jeremiah.cromie@co.kittitas.wa.us)>

**Sent:** Friday, July 14, 2023 8:20 AM

**To:** Teneal Norrbom <[tnorrbom@kvnews.com](mailto:tnorrbom@kvnews.com)>; KVNews Legals <[legals@kvnews.com](mailto:legals@kvnews.com)>; 'terry@nkctribune.com' <[terry@nkctribune.com](mailto:terry@nkctribune.com)>; 'Jana Stoner (NKC Tribune)' <[jana@nkctribune.com](mailto:jana@nkctribune.com)>; 'NKC Tribune Advertising Department' <[ads@nkctribune.com](mailto:ads@nkctribune.com)>

**Cc:** Chace Pedersen <[chace.pedersen@co.kittitas.wa.us](mailto:chace.pedersen@co.kittitas.wa.us)>

**Subject:** VA-23-00004 Kosar (Publishing) - Re-Notice of Application

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Hello,

Please publish the attached legal in your papers as follows:

**Daily Record:** July 20, 2023

**NKCT:** July 20, 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](mailto:jeremiah.cromie@co.kittitas.wa.us)

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message id: 38eb45916c6dcbdac24bb8719d004a14

**From:** [Jeremiah Cromie](#)  
**To:** [Dan Young](#); [Kim Dawson](#); ["long@kittcom.org"](#); ["storch@kittcom.org"](#); [Julie Kiorsvik](#); [Toni Berkshire](#); [Public Health Inspectors](#); [Lisa Lawrence](#); [Patti Stacey](#); [Kelee Hodges](#); [Candie Leader](#); [Tate Mahre](#); [David Ohl](#); [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"](#); ["rand461@ECY.WA.GOV"](#); ["Scott.Downes@dfw.wa.gov"](#); ["Jennifer.Nelson@dfw.wa.gov"](#); ["Elizabeth.Torrey@dfw.wa.gov"](#); ["sepa@dahp.wa.gov"](#); ["jorgia@cwu.edu"](#); ["nelmsk@cwu.edu"](#); [Jeremy Larson](#); [Steph Miffin](#); ["russell.mau@doh.wa.gov"](#); ["rivers@dnr.wa.gov"](#); ["brenda.young@dnr.wa.gov"](#); ["luke.warthen@dnr.wa.gov"](#); ["SEPACENTER@dnr.wa.gov"](#); ["MARTIN.MAUNFY@dnr.wa.gov"](#); ["scott.chambers@dnr.wa.gov"](#); ["brooksideconsulting@gmail.com"](#); ["tribune@nkctribune.com"](#); ["terry@nkctribune.com"](#); ["tnorrbom@kvnews.com"](#); ["legals@kvnews.com"](#); ["Deborah.i.knaub@usace.army.mil"](#); ["Jenae.N.Churchill@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@snoqualmieltribe.us"](#); ["dahp@snoqualmieltribe.us"](#); ["adam@snoqualmieltribe.us"](#); ["guy.moura@colvilletribes.com"](#); ["sam.rushing@colvilletribes.com"](#); ["connor.armi.hsv@colvilletribes.com"](#); ["damell.sam.adm@colvilletribes.com"](#); ["john.sirois.adm@colvilletribes.com"](#); ["milton.davis.adm@colvilletribes.com"](#); ["matt.boast@kittitaspubd.com"](#); ["rightofway@pse.com"](#); ["Joseph.Pignatelli@pse.com"](#); ["CMQIcse@bpa.gov"](#); ["vjconnell@bpa.gov"](#); ["kimberly.larned@usda.gov"](#); ["Jacob.Prilucik@wsdot.wa.gov"](#); ["SCPlanning@wsdot.wa.gov"](#); ["AviationLandUse@wsdot.wa.gov"](#); ["ken.graham@parks.wa.gov"](#); ["robertsb@cercsd.org"](#); ["communityrelations@cercsd.org"](#); ["tjackson@kcfpd6.com"](#); ["district6@kcfpd6.com"](#); ["Erik Kosar"](#); ["John Lynn"](#)  
**Cc:** [Jamey Ayling](#); [Chace Pedersen](#); [Zach Torrance-Smith](#)  
**Subject:** VA-23-00004 Kosar - Re-Notice of Application  
**Date:** Thursday, July 20, 2023 10:31:07 AM  
**Attachments:** [VA-23-00004 Kosar Re-Notice of Application 7-20-23.pdf](#)  
[VA-23-00004 Kosar Updated Project Narrative Received 7-11-23.pdf](#)  
[VA-23-00004 Kosar Updated Site Plan Received 7-11-23.pdf](#)

Good morning,

**Reason for Re-Notice:** During the previous comment period, it was discovered that the original proposed location of a garage was on an existing septic drain field which would not be allowed. The applicant has since moved the drain field and provided an updated site plan with a different setback request (only 5 ft) from the front property line as well as a bigger garage (36' x 29') on July 11, 2023 while also providing a new project narrative. Due to the differences in the garage size and requested setback, the re-notice is required.

CDS is requesting comments on the following: VA-23-00004 Kosar. The proposal requests a 20-foot reduction on the east property line from the 25-foot front lot line setback requirement in KCC 17.30.050 for a 29' x 36' garage and loft on parcel 902134 (31 Eagle View Road Ronald, WA). This would result in a 5-foot front structural setback from the east property line if the variance is approved.

Links to the file materials can be found below. The comment period will end on **Friday August 4, 2023 at 5p PM (PDT)**. **All comments via e-mail shall be sent to [chace.pedersen@co.kittitas.wa.us](mailto:chace.pedersen@co.kittitas.wa.us) as this e-mail will not be checked after July 28.**

**CDS will assume you do not wish to provide comment if not received by August 4, 2023 at 5p. Previous comments from March 16, 2023 to April 3, 2023 will not be considered in the decision-making process. Any comments you have should be re-submitted as this is not the same proposal.**

Please call CDS at 506-962-7506 if you have any issues accessing the materials.

Internal: [VA-23-00004 Kosar](#)

External: [VA-23-00004 Kosar](#)

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-23-00004 Kosar"

**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)