



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: Tinoco & Agrella VA-24-00003

NOTIFICATION OF: Notice of Application

NOTIFICATION MAIL DATE: January 16, 2025

I certify that the following documentation:

- Notice of Application for Tinoco & Agrella Zoning Variance

has been mailed 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

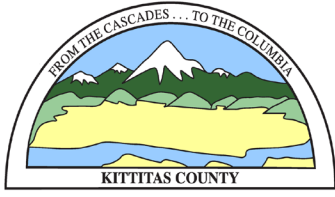
Bradley Gasawski
Planner I
County of Kittitas
State of Washington

Subscribed and sworn to before me this 16th day January, 2025



Steph 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

Building Partnerships - Building Communities

NOTICE OF APPLICATION

Notice of Application: January 16, 2025

Application Received: November 21, 2024

Application Complete: January 13, 2025

Project Name (VA 24-00003): Tinoco & Agrella

Applicant: Andreina Tinoco & Renato Agrella

Location: The proposed project is located approximately 78 feet from the intersection of Hyak Drive East & Kendall Place on Kendal Place. This intersection is located approximately 0.21 miles southeast of the intersection of State Route 906 & Hyak Drive East, at Snoqualmie Pass, WA. The property is in Section 15, Township 22, Range 11 in Kittitas County. Map number 22-11-15052-0046. The property is 0.20 acres and is zoned Residential with a LAMIRD land use designation.

Proposal: The applicant is requesting a zoning variance pursuant to KCC 17.84, from the 25' required setback per KCC 17.16.060 to reduce a 25 foot setback to 20 foot on the Hyak Drive East side of the parcel for a new single family residence to accommodate a 10 foot side/rear setback required by the HOA for enhanced roof snowfall safety. If the variance is approved, the overhang roof would be permissible.

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 "Zoning Variances", "View Active Applications", & "VA-24-00003 Tinoco & Agrella". Materials 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 January 30, 2024**. 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 \$1670, however, you are encouraged to verify the fee amount prior to filing an appeal.

Designated Permit Coordinator (staff contact): **Bradley Gasawski**, Staff Planner: (509) 962-7539; email at bradley.gasawski@co.kittitas.wa.us.

	Agency	Agency Contact Email	Notes
Kittitas County & Public Utility Districts	Kittitas County Fire Marshal	dan.young@co.kittitas.wa.us	
	Kittitas County Sheriff's Dept.	marvin.douvier.sh@co.kittitas.wa.us	
	KittCom	kim.dawson@co.kittitas.wa.us adminstaff@kittcom.org storch@kittcom.org	
	Kittitas County Board of County Commissioners	julie.kjorsvik@co.kittitas.wa.us	
	Kittitas County Code Enforcement	laura.kukes@co.kittitas.wa.us	
	Kittitas County Environmental Health	PublicHealthInspectors@co.kittitas.wa.us	
	Kittitas County Solid Waste Programs	lisa.lawrence@co.kittitas.wa.us patti.stacey@co.kittitas.wa.us	
	Kittitas County Public Works	kelee.hodges.pw@co.kittitas.wa.us	
	Kittitas County Airport	candie.leader@co.kittitas.wa.us tate.mahre@co.kittitas.wa.us Jackie.sharp@co.kittitas.wa.us samantha.cox@co.kittitas.wa.us josh.fredrickson@co.kittitas.wa.us rebecca.cruse.pw@co.kittitas.wa.us Cameron.curtis@co.kittitas.wa.us Jeremy.larson@co.kittitas.wa.us Steph.mifflin@co.kittitas.wa.us	
	Kittitas County Building Dept.	Haley.mercer@co.kittitas.wa.us Christine.garcia@co.kittitas.wa.us	
	Kittitas County Assessor	ken.edwards@kittitaspud.com	
	Kittitas County P.U.D.	THastings@snopass.org	
	Snoqualmie Pass Utility District		
Tribal Agencies & WA DAHP	Washington State DAHP	sepa@dahp.wa.gov	
	Yakama Nation	enviroreview@yakama.com corrine_camuso@yakama.com jessica_lally@yakama.com noah_oliver@yakama.com casey_barney@yakama.com koj@yakamafish-nsn.gov	
	Colville Tribe	guy.moura@colvilletribes.com sam.rushing@colvilletribes.com connor.armi.hsy@colvilletribes.com darnell.sam.adm@colvilletribes.com john.sirois.adm@colvilletribes.com milton.davis.adm@colvilletribes.com	
	Snoqualmie Tribe	steve@snoqualmietribe.us dahp@snoqualmietribe.us adam@snoqualmietribe.us	
State & Federal Agencies	WA State Department of Health	russell.mau@doh.wa.gov	
	Department of Ecology	brietta.carter@doh.wa.gov	(Add this and SPUD (below) only if in Snoqualmie Pass Area)
		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	
	WA Dept. Fish and Wildlife	Scott.Downes@dfw.wa.gov Jennifer.Nelson@dfw.wa.gov Cassandra.Weekes@dfw.wa.gov	
	WDFW - Solar & Wind Projects	Emily.Grabowsky@dfw.wa.gov Michael.Ritter@dfw.wa.gov Michelle.Huppert@dfw.wa.gov solarandwind@dfw.wa.gov	
	WA Dept. of Natural Resources	rivers@dnr.wa.gov	
		luke.warthen@dnr.wa.gov SEPACENTER@dnr.wa.gov MARTIN.MAUNEY@dnr.wa.gov Amanda.Moody@dnr.wa.gov	
	Bureau of Reclamation 1917 Marsh Road Yakima, WA 98901	lhendrix@usbr.gov	(mailed)
	Washington State Parks PO Box 42650 Olympia, WA 98504-2650	ken.graham@parks.wa.gov John.Ernster@parks.wa.gov rachel.mazzacavallo@parks.wa.gov Real.Estate@parks.wa.gov	(mailed)
	Bureau of Land Management 915 N. Walla Wall Wenatchee, WA 98801		(mailed)
			(mailed)

	<p>Forest Service Army Corps of Engineers</p> <p>Washington State DOT</p>	<p>kimberly.larned@usda.gov Deborah.j.knaub@usace.army.mil Jenae.N.Churchill@usace.army.mil Jacob.Prilucik@wsdot.wa.gov SCPlanning@wsdot.wa.gov AviationLandUse@wsdot.wa.gov</p>	
Additional Contacts	<p>Bonneville Power Administration</p> <p>Puget Sound Energy</p> <p>James E Brooks Library</p> <p>Brookside Consulting - Allison Kimball</p> <p>Northern Kittitas County Tribune</p> <p>Daily Record</p> <p>Northwest Training Range Complex</p> <p>Yakima Training Center</p> <p>Kittitas Valley Healthcare Attn: CEO 603 S. Chestnut Street Ellensburg, WA 98926</p>	<p>CMOlcese@bpa.gov vlconnell@bpa.gov dxrodgers@bpa.gov rightofway@pse.com Dylan.Marcus@pse.com jorgenja@cwu.edu nelmsk@cwu.edu brooksideconsulting@gmail.com tribune@nkctribune.com terry@nkctribune.com snutt@kvnews.com legals@kvnews.com Kimberly.peacher@navy.mil Robert.d.bright10.civ@army.mil mark.a.gradwohl.civ@mail.mil</p>	(mailed)
Fire District (Paste from List)	<p>KCFD #51 (Snoq. Pass) PO Box 99 Snoqualmie Pass, WA 98068</p> <p>DNR (Southeast Region) 713 Bowers Road Ellensburg, WA 98926</p>	<p>jwiseman@spfire.org</p>	
Irrigation District Options			
School District (Paste from list)	<p>Easton School District 28</p>	<p>kombola@easton.wednet.edu jensens@easton.wednet.edu</p>	
Neighboring City (if applicable)			

FELIX ENTERPRISES LLC 15206 204TH ST E GRAHAM, WA 98338-8517	HYAK GATEWAY LLC 401 N 36TH ST STE 201 SEATTLE, WA 98103-8630	ALBRIGHT BORDEN REV LIVING TRUST 3921 220TH ST SE BOTHELL, WA 98021-7865
WISEMAN, JEREMY JAY PO BOX 147 SNOQUALMIE PASS, WA 98068	OLSON, ZACHARY PO BOX 3 SNOQUALMIE PASS, WA 98068-0003	BLACKWELL, TYLER 1772 BELLE CENTER RD WASHOUGAL, WA 98671-7527
CHHENG-MIKULA, SAMNA & JOHN CHRISTOPHER 17401 NE 116TH WAY REDMOND, WA 98052-2803	BROCKWAY, WILLIAM C III 2511 PINE ST EVERETT, WA 98201-3231	MIKE & SHANNON LIVING TRUST 14311 NE 16TH PL BELLEVUE, WA 98007
SKI LIFTS INC PO BOX 1068 SNOQUALMIE PASS, WA 98068-1068	BILOVOL, MYKHALO & YELENA 32838 3RD PL S FEDERAL WAY, WA 98003-6388	CHAPMAN, JOHN PO BOX 2 EASTON, WA 98925-0002
BARKER, JAMES W 5813 TERRACE HEIGHTS DR YAKIMA, WA 98901-9794	JUNKIN, SCOT & JENNIFER 6416 NE 129TH PL KIRKLAND, WA 98034-5718	PENG, JIN 7236 91ST AVE SE MERCER ISLAND, WA 98040-5802
BLYSHCHYK, VYACHESLAV & OLGA 9724 50TH PL W MUKILTEO, WA 98275	MALEK, JOSEPH K & PAMELA M STE 107 NORTH BEND, WA 98045	ANDERSON, TROY WESLEY 3434 122ND PL NE BELLEVUE, WA 98005-1227
SNOQUALMIE STATION LLC 10824 NE 64TH ST KIRKLAND, WA 98033	PAYET, NADIA C 8312 12TH AVE NW SEATTLE, WA 98117	PANG, ELAINE A 16222 NE 24TH ST BELLEVUE, WA 98008-2414
JENNINGS, JUDY & PO BOX 150 SNOQUALMIE PASS, WA 98068	HAYES, JOHN F 10050 65TH AVE 50 SEATTLE, WA 98178	BILOVOL, MYKHAYLO & YELENA 32838 3RD PL S FEDERAL WAY, WA 98003-6388
HUNTER/BECKER LLC 3202 TYEE DR W UNIVERSITY PLACE, WA 98466-1600	EAST PEAK DEVELOPMENT LLC 401 N 36TH ST STE 201 SEATTLE, WA 98103-8630	HOLDEN, TOM & RITSUKO PO BOX 31143 SEATTLE, WA 98103-1143
POSTOLNIKOV, PAUL 27108 162ND ST SE MONROE, WA 98272	SWEET, ASHLEY W 31112 51ST AVE SW FEDERAL WAY, WA 98023-2022	MUDROVICH, DOUGLAS P & SUSAN A 16516 NE 113TH ST REDMOND, WA 98052-2733

GRECU, JACOB
1208 NE MAGDA LN
PORTLAND, OR 97230-5362

MORISON, JAMES H
7438 NE 129TH ST
KIRKLAND, WA 98034-5729

CRAVEN, GREGORY S
PO BOX 1218
SNOQUALMIE PASS, WA 98068-1218

HUGGETT, KEVIN &
PO BOX 150
SNOQUALMIE PASS, WA 98068

MATANICH, MARK S ETUX
PO BOX 329
ROSLYN, WA 98941

CHAPMAN, JOHN C & STEPHANIE R
PO BOX 2
EASTON, WA 98925-0002

HALVORSON, PAUL D & LAURIE S
PO BOX 108
SNOQUALMIE PASS, WA 98068-0108

HYAK CABOOSE LLC
11517 HEBERLIEN RD
WOODWAY, WA 98020-5265

,

DUMITRESCU, CATALIN &
14420 SE ALLEN RD
BELLEVUE, WA 98006-1558

TINOCO, ANDREINA
4848 MERCER WAY
MERCER ISLAND, WA 98040-4736

BROOKS, WILLIAM MYRON
PO BOX 164
SNOQUALMIE PASS, WA 98068

BROCKWAY, WM C III
2511 PINE ST
EVERETT, WA 98201-3231

ARZBERGER, RICHARD CHARLES
2564 GILMAN DR W APT 101
SEATTLE, WA 98119-2100

TREUTING, PIPER M
2149 SHY BEAR WAY NW APT 110
ISSAQUAH, WA 98027-5628

RAINS, BRIGITT
PO BOX 210
SNOQUALMIE PASS, WA 98068

Bradley Gasawski

From: Bradley Gasawski
Sent: Thursday, January 16, 2025 8:10 AM
To: Dan Young; Marvin Douvier (SH); Kim Dawson; adminstaff@kittcom.org; storch@kittcom.org; Julie Kjorsvik; Laura Kukes; Public Health Inspectors; Lisa Lawrence; Patti Stacey; Kelee Hodges; Candie Leader; Tate Mahre; Jackie Sharp; Samantha Cox; Josh Fredrickson; Rebecca Cruse (PW); Cameron Curtis; Jeremy Larson; Steph Mifflin; Haley Mercer; Christy Garcia; ken.edwards@kittitaspud.com; THastings@snopass.org; sepa@dahp.wa.gov; envioreview@yakama.com; corrine_camuso@yakama.com; jessica_lally@yakama.com; noah_oliver@yakama.com; casey_barney@yakama.com; kozj@yakamafish-nsn.gov; guy.moura@colvilletribes.com; sam.rushing@colvilletribes.com; connor.armi.hsy@colvilletribes.com; darnell.sam.adm@colvilletribes.com; john.sirois.adm@colvilletribes.com; milton.davis.adm@colvilletribes.com; steve@snoqualmietribe.us; dahp@snoqualmietribe.us; adam@snoqualmietribe.us; russell.mau@doh.wa.gov; brietta.carter@doh.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; Cassandra.Weekes@dfw.wa.gov; Emily.Grabowsky@dfw.wa.gov; Michael.Ritter@dfw.wa.gov; Michelle.Huppert@dfw.wa.gov; solarandwind@dfw.wa.gov; rivers@dnr.wa.gov; luke.warthen@dnr.wa.gov; SEPACENTER@dnr.wa.gov; MARTIN.MAUNEY@dnr.wa.gov; Amanda.Moody@dnr.wa.gov; lhendrix@usbr.gov; ken.graham@parks.wa.gov; John.Ernster@parks.wa.gov; rachel.mazzacavallo@parks.wa.gov; Real.Estate@parks.wa.gov; kimberly.larned@usda.gov; Deborah.j.knaub@usace.army.mil; Jenae.N.Churchill@usace.army.mil; Jacob.Prilucik@wsdot.wa.gov; SCPlanning@wsdot.wa.gov; AviationLandUse@wsdot.wa.gov; CMOlcese@bpa.gov; vlconnell@bpa.gov; dxroddgers@bpa.gov; rightofway@pse.com; Dylan.Marcus@pse.com; jorgenja@cwu.edu; nelmsk@cwu.edu; brooksideconsulting@gmail.com; tribune@nkctribune.com; terry@nkctribune.com; snutt@kvnews.com; legals@kvnews.com; Kimberly.peacher@navy.mil; Robert.d.bright10.civ@army.mil; mark.a.gradwohl.civ@mail.mil; jwiseman@spfire.org; kombola@easton.wednet.edu; jensens@easton.wednet.edu
Cc: Jamey Ayling; Bradley Gasawski; Zach Torrance-Smith; Ellie Myers
Subject: VA-24-00003 Tinoco & Agrella - Notice of Application

Good Morning,

CDS is requesting comment on the following variance application: VA-24-00003 Tinoco & Agrella. Links to the file materials can be found below. The comment period will end **January 30, 2025 at 5pm**. 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 Link: [VA-24-00003 Tinoco & Agrella](#)

External Link: [VA-24-00003 Tinoco & Agrella](#)

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 "Zoning Variance" and then the project file number "VA-24-00003 Tinoco & Allegra".

Best,
Bradley

Bradley Gasawski | Planner I

Kittitas County Community Development Services | 411 N. Ruby St; Suite 2 | Ellensburg, WA 98926

Office: 509.962.7539

Email: bradley.gasawski@co.kittitas.wa.us

If this is about a Public Records request, please go to <http://www.co.kittitas.wa.us/request/default.aspx> and fill out a request for public records through the GovQA portal.

The information transmitted by this email is intended only for the person or entity to which it is addressed. This email may contain confidential and/or privileged material. If you are not the intended recipient of this message, be aware that any use, review, retransmission, distribution, or reproduction is strictly prohibited. If you received this in error, please contact the sender immediately and delete the material from all devices.
message id: 38eb45916c6dcdbdac24bb8719d004a14

Notice of Application

Project Name (VA 24-00003): Tinoco & Agrella

Applicant: Andreina Tinoco & Renato Agrella

Location: The proposed project is located approximately 78 feet from the intersection of Hyak Drive East & Kendall Place on Kendal Place. This intersection is located approximately 0.21 miles southeast of the intersection of State Route 906 & Hyak Drive East, at Snoqualmie Pass, WA. The property is in Section 15, Township 22, Range 11 in Kittitas County. Map number 22-11-15052-0046. The property is 0.20 acres and is zoned Residential with a LAMIRD land use designation.

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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 "Zoning Variances", "View Active Applications", & "VA-24-00003 Tinoco & Agrella". Materials 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 January 30, 2024**. Any person has the right to comment on the application and request a copy of the decision once made.

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Designated Permit Coordinator (staff contact): **Bradley Gasawski**, Staff Planner: (509) 962-7539; email at bradley.gasawski@co.kittitas.wa.us.

Notice of Application:	January 16, 2025
Application Received:	November 21, 2024
Application Complete:	January 13, 2025

Published Daily Record:	January 16, 2025
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Bradley Gasawski

From: Sabrina Nutt <snutt@kvnews.com>
Sent: Tuesday, January 14, 2025 9:01 AM
To: Bradley Gasawski
Cc: Jamey Ayling; Zach Torrance-Smith; Ellie Myers
Subject: Re: VA-24-00003 Tinoco & Agrella - (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.

Great. I have released it!

Have a great day!

Sabrina Nutt | 509-925-1414 ext. 570223
Circulation: circ@kvnews.com
Legals: legals@kvnews.com
Classifieds: classified2@kvnews.com
Obituaries: www.dailyrecordnews.com

From: Bradley Gasawski <bradley.gasawski@co.kittitas.wa.us>
Sent: Tuesday, January 14, 2025 8:58 AM
To: Sabrina Nutt <snutt@kvnews.com>
Cc: Jamey Ayling <jamey.ayling@co.kittitas.wa.us>; Zach Torrance-Smith <zach.torrancesmith@co.kittitas.wa.us>; Ellie Myers <ellie.myers@co.kittitas.wa.us>
Subject: RE: VA-24-00003 Tinoco & Agrella - (Publishing) Notice of Application

CAUTION, this email originated from outside the organization.

I approve. Thank you Sabrina.

Best,
Bradley

Bradley Gasawski | Planner I

Kittitas County Community Development Services | 411 N. Ruby St; Suite 2 | Ellensburg, WA 98926

Office: 509.962.7539

Email: bradley.gasawski@co.kittitas.wa.us

If this is about a Public Records request, please go to <http://www.co.kittitas.wa.us/request/default.aspx> and fill out a request for public records through the GovQA portal.

From: Sabrina Nutt <snutt@kvnews.com>
Sent: Tuesday, January 14, 2025 8:32 AM
To: Bradley Gasawski <bradley.gasawski@co.kittitas.wa.us>
Cc: Jamey Ayling <jamey.ayling@co.kittitas.wa.us>; Zach Torrance-Smith <zach.torrancesmith@co.kittitas.wa.us>; Ellie Myers <ellie.myers@co.kittitas.wa.us>
Subject: Re: VA-24-00003 Tinoco & Agrella - (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 morning, Bradley,

The attached proof is pending approval for the following run date(s) 01/16.
Please make changes and give approval prior to the deadline of 01/15, 10:30am.
Thank you!

Have a great day!

Sabrina Nutt | 509-925-1414 ext. 570223
Circulation: circ@kvnews.com
Legals: legals@kvnews.com
Classifieds: classified2@kvnews.com
Obituaries: www.dailyrecordnews.com

From: Sabrina Nutt <snutt@kvnews.com>
Sent: Monday, January 13, 2025 12:03 PM
To: Bradley Gasawski <bradley.gasawski@co.kittitas.wa.us>; KVNews Legals <legals@kvnews.com>
Cc: Jamey Ayling <jamey.ayling@co.kittitas.wa.us>; Zach Torrance-Smith <zach.torrancesmith@co.kittitas.wa.us>; Ellie Myers <ellie.myers@co.kittitas.wa.us>
Subject: Re: VA-24-00003 Tinoco & Agrella - (Publishing) Notice of Application

Hi, Bradley,

I am out of the office sick today but I will get a proof to you first thing tomorrow morning.

Have a great day!

Sabrina Nutt | 509-925-1414 ext. 570223
Circulation: circ@kvnews.com
Legals: legals@kvnews.com

Classifieds: classified2@kvnews.com

Obituaries: www.dailyrecordnews.com

From: Bradley Gasawski <bradley.gasawski@co.kittitas.wa.us>

Sent: Monday, January 13, 2025 11:59 AM

To: Sabrina Nutt <snutt@kvnews.com>; KVNews Legals <legals@kvnews.com>

Cc: Jamey Ayling <jamey.ayling@co.kittitas.wa.us>; Bradley Gasawski <bradley.gasawski@co.kittitas.wa.us>; Zach Torrance-Smith <zach.torrancesmith@co.kittitas.wa.us>; Ellie Myers <ellie.myers@co.kittitas.wa.us>

Subject: VA-24-00003 Tinoco & Agrella - (Publishing) Notice of Application

CAUTION, this email originated from outside the organization.

Good Morning Sabrina,

Please publish the attached legal in your paper as follows:

Daily Record: January 16, 2025

Please let me know if you have any questions or concerns.

Best,
Bradley

Bradley Gasawski | Planner I

Kittitas County Community Development Services | 411 N. Ruby St; Suite 2 | Ellensburg, WA 98926

Office: 509.962.7539

Email: bradley.gasawski@co.kittitas.wa.us

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ADVERTISING PROOF

401 N Main St,
Ellensburg, WA 98926
Ph. (509) 204-8236 Fax: (907) 452-5054

BILLING DATE:	ACCOUNT NO:
01/14/25	50096

Jessica Miller
KC COMMUNITY DEVELOPMENT SERVICES
411 N Ruby St, Suite 2
ELLENSBURG, WA 98926

AD #	DESCRIPTION	START	STOP	TIMES	AMOUNT
598681	NOA: Tinoco & Agrell	01/16/25	01/16/25	2	\$174.74

Payments:

Date	Method	Card Type	Last 4 Digits	Check	Amount
------	--------	-----------	---------------	-------	--------

Discount: **\$0.00**
Surcharge: **\$0.00**
Credits: **\$0.00**

Gross: **\$174.74**
Paid Amount: **\$0.00**

Amount Due: **\$174.74**

We Appreciate Your Business!

NOTICE OF APPLICATION

Project Name (File Number): Tinoco & Agrella (VA 24-00003)

Applicant: Andreina Tinoco & Renato Agrella

Location: The proposed project is located approximately 78 feet from the intersection of Hyak Drive East & Kendall Place on Kendal Place. This intersection is located approximately 0.21 miles southeast of the intersection of State Route 906 & Hyak Drive East, at Snoqualmie Pass, WA. The property is in Section 15, Township 22, Range 11 in Kittitas County. Map number 22-11-15052-0046. The property is 0.20 acres and is zoned Residential with a LAMIRD land use designation.

Proposal: The applicant is requesting a zoning variance pursuant to KCC 17.84, from the 25' required setback per KCC 17.16.060 to reduce a 25 foot setback to 20 foot on the Hyak Drive East side of the parcel for a new single family residence to accommodate a 10 foot side/rear setback required by the HOA for enhanced roof snowfall safety. If the variance is approved, the overhang roof would be permissible.

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 "Zoning Variances," "View Active Applications," & "VA-24-00003 Tinoco & Agrella." Materials 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 January 30, 2025**. 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 \$1670, however, you are encouraged to verify the fee amount prior to filing an appeal.

Designated Permit Coordinator (Staff Planner): Bradley Gasawski, Staff Planner: (509) 962-7539; email at bradley.gasawski@co.kittitas.wa.us.

Notice of Application: January 16, 2025
Application Received: November 21, 2024
Application Complete: January 13, 2025

PUBLISH: Daily Record: January 16, 2025 /
 LEGAL #598681