



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: Monday, February 9, 2026

Application Received: Monday, January 26, 2026

Application Complete: Monday, February 9, 2026

Project Name (VA-26-00001): Regan Setback Variance

Applicant: Trace Regan (Landowner)

Location: The subject property is parcel #116734 (Sky Meadows #4, Lot 3) located on Sky Meadows Drive, approximately 3.05 Miles Southeast of Cle Elum, WA. The property is in Section 17, Township 19, Range 16 in Kittitas County. Map number 19-16-17050-0003. The property is 1.10 acres and is zoned Rural-5 with a Rural-Residential land use designation.

Proposal: The proposal requests a 10-foot reduction from the 15-foot side lot line required setback, and a 15-foot reduction from the 25-foot front lot line required setback for a 28 ft. by 28 ft. detached pole barn/garage for personal vehicle & storage use. The 15-foot side lot line, and the 25-foot front lot line setback requirements come from KCC 17.30A.050. If the variance is approved, it would result in a 5-foot side lot line structural setback, and a 10-foot front lot line structural setback for the structure, 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 “Zoning Variances” & “VA-26-00001 Regan”. 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 March 2, 2026**. 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 \$1670.

Designated Permit Coordinator (staff contact): Zach Torrance-Smith, Staff Planner: (509) 962-7079; email at zach.torrancesmith@co.kittitas.wa.us.