



ZONING VARIANCE APPLICATION

Relief from a provisions of Title 17 when, because of unusual circumstances, following such provision would cause undue hardship (See KCC 17.84)

Please type or print clearly in ink. Attach additional sheets as necessary. Pursuant to KCC 15A.03.040, a complete application is determined within 28 days of receipt of the application submittal packet and fee. The following items must be attached to the application packet.

REQUIRED ATTACHMENTS

- ✓ Site plan of the property with all proposed: buildings; points of access, roads, and parking areas; septic tank and drainfield and replacement area; areas to be cut and/or filled; and, natural features such as contours, streams, gullies, cliffs, etc.
- ✓ Project Narrative responding to Questions 9 and 10 on the following pages.

APPLICATION FEES:

\$2,000.00	Kittitas County Community Development Services (KCCDS)
\$260.00	Kittitas County Environmental Health
\$500.00	Kittitas County Public Works
\$65.00	Kittitas County Fire Marshal
\$2,825.00	Total fees due for this application (One check made payable to KCCDS)

For Staff Use Only

VA-26-00001

Application Received By (CDS Staff Signature): _____	DATE: 1/26/26	RECEIPT # CD26-00148	<div style="border: 2px solid blue; padding: 5px; color: blue; font-weight: bold;"> KITTITAS CO CDS RECEIVED 01/26/2026 </div>
			DATE STAMP IN BOX

COMMUNITY PLANNING • BUILDING INSPECTION • PLAN REVIEW • ADMINISTRATION • PERMIT SERVICES • CODE ENFORCEMENT • FIRE INVESTIGATION

GENERAL APPLICATION INFORMATION

1. **Name, mailing address and day phone of land owner(s) of record:**
Landowner(s) signature(s) required on application form.

Name: Trace Regan
Mailing Address: 958 2nd St
City/State/ZIP: Mukilteo, WA 98275-1638
Day Time Phone: 425-330-9296
Email Address: traceregant123@gmail.com

2. **Name, mailing address and day phone of authorized agent, if different from landowner of record:**
If an authorized agent is indicated, then the authorized agent's signature is required for application submittal.

Agent Name: John Fuchs
Mailing Address: 11606 206th Ave Ct. E.
City/State/ZIP: Bonney Lake, WA 98391
Day Time Phone: 206-883-2993
Email Address: John98391@gmail.com

3. **Name, mailing address and day phone of other contact person**
If different than land owner or authorized agent.

Name: Savannah Inglis
Mailing Address: 26020 Lawson St
City/State/ZIP: Black Diamond, WA 98010
Day Time Phone: 253-219-7950
Email Address: abelconstruction2024@gmail.com

4. **Street address of property:**

Address: 1011 Sky Meadows
City/State/ZIP: Cle Elum, WA 98922

5. **Legal description of property (attach additional sheets as necessary):**

SKY MEADOWS #4, LOT 3; Sec 17, TWP 19, RGE 16

6. **Tax parcel number:** 116734

7. **Property size:** 1.10 (acres)

8. **Land Use Information:**

Zoning: Rural-5 Comp Plan Land Use Designation: Rural Residential

PROJECT NARRATIVE

(INCLUDE RESPONSES AS AN ATTACHMENT TO THIS APPLICATION)

9. **Narrative project description (include as attachment):** Please include at minimum the following information in your description: describe project size, location, and the provision of zoning code for which this variance is requested and the way in which you wish to vary from the code.
10. **A variance may be granted only when the following criteria are met (see KCC 17.84.10). Please describe in detail how each criteria is met for this particular request:**
- A. Unusual circumstances or conditions applying to the property and/or the intended use that do not apply generally to other property in the same vicinity or district, such as topography.
 - B. Such variance is necessary for the preservation and enjoyment of a substantial property right of the applicant possessed by the owners of other properties in the same vicinity.
 - C. That authorization of such variance will not be materially detrimental to the public welfare or injurious to property in the vicinity.
 - D. That the granting of such variance will not adversely affect the realization of the comprehensive development pattern.

AUTHORIZATION

11. Application is hereby made for permit(s) to authorize the activities described herein. I certify that I am familiar with the information contained in this application, and that to the best of my knowledge and belief such information is true, complete, and accurate. I further certify that I possess the authority to undertake the proposed activities. I hereby grant to the agencies to which this application is made, the right to enter the above-described location to inspect the proposed and or completed work.

All correspondence and notices will be transmitted to the Land Owner of Record and copies sent to the authorized agent or contact person, as applicable.

Signature of Authorized Agent:
(REQUIRED if indicated on application)

X John Truch

Date:

1/20/26

Signature of Land Owner of Record
(Required for application submittal):

X [Signature]

Date:

1/14/26

A) Unusual circumstances or conditions applying to the property and/or intended use

The subject property has unique topographical constraints that do not generally apply to surrounding parcels. An existing private road crosses through the buildable area, and the grade drops immediately beyond the road into a ravine. This combination of a grade change and a natural ravine significantly limits feasible building locations. Constructing within the standard 25' setback would require substantial grading, road modification, or engineering measures, all of which are impractical due to the natural slope and the existing road alignment. These site-specific topographic conditions create an unusual constraint that necessitates a reduced setback of approximately 5' on side and 10' on front

B) Necessity of the variance for the preservation and enjoyment of property rights

Granting this variance is necessary to allow the applicant to make reasonable use of the property similar to other owners in the vicinity. Due to the location of the existing road and the immediate drop in elevation into the ravine, the functional buildable area is significantly restricted. Without a reduced setback, the applicant would be unable to construct the proposed structure in a safe and practical location. Approval of the variance ensures the applicant retains the same substantial property rights enjoyed by neighboring property owners who are not affected by these unique topographical limitations.

C) No material detriment to public welfare or neighboring properties

The requested variance will not be detrimental to the public welfare nor injurious to surrounding properties. The proposed structure location maintains adequate distance from neighboring parcels and will not impact visibility, access, drainage, or public safety. The reduced setback is located internal to the property due to the existing road configuration and the ravine, so the change does not impose any adverse effects on adjoining property owners or the general public.

Granting the variance will not adversely affect the implementation of the community's comprehensive plan or the established development pattern. The structure remains in alignment with rural residential land-use expectations and is situated in a manner that respects the natural topography and minimizes unnecessary land disturbance. Allowing a setback reduction in this specific, topographically constrained location supports thoughtful land use while maintaining consistency with surrounding development.