

## Ellie Myers

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**From:** SANDY SHOVLAIN <sandrawic@msn.com>  
**Sent:** Thursday, March 26, 2026 7:54 AM  
**To:** Ellie Myers  
**Subject:** VA-26-00003 Swanson from ronald resident Sandra Shovlain

**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.

Dear Ellie Myers,

I am writing today to voice my concerns about the development and putting new home in at 71 Alley Street Ronald, WA with tax parcel #236034.

The proposal to reduce the required rear yard or front for the setback from 25 feet to 20 feet raises my concern that this is inconsistent with the intent of Kittitas County zoning regulations. I saw your email to Rebecca Wilson with Highline Homes where you said " Could you please elaborate on these a little bit more. We use the answers in our report and need to be able to justify why a variance is being allowed. " We know the property is on a smaller side, but it looks like there is room on the sides. Is there a reason building layout can't be changed to fit the setbacks? "Is there a reason you are request a change to the front setback and not the back? Etc." "Furthermore, the neighbor to the right is meeting the 15 foot setback, and I believe we just approved on the the left that also meets the setback." So how is this remaining consistent with the neighborhood regardless on the front setback reduction.

I saw Rebecca Wilson reply with her answers of the home will not fit with the current setbacks, even after lot line adjustment to combine the parcels. She also states the granting of the setback adjustment will not adversely affect the realization of comprehensive development pattern.

I believe granting this variance would undermine established zoning standards. The current setback requirements exist to maintain appropriate spacing, privacy, and consistency within the neighborhood. If this is reduction is approved, there will be other residents who are building homes that would expect the same exceptions for their building project, which would weaken the regulations that are set in place. Altering this standard would create dipropionate and incompatible layout of building of newer project in the future.

I read that a variance should only be granted when there is a demonstrated hardship to the land. I feel this is for their convenience, not a hardship.

Sincerely,

Sandra Shovlain

123 Pacific Ave.

Ronald, WA 98940

## Ellie Myers

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**From:** Gordon Villas <thegvillas@gmail.com>  
**Sent:** Monday, March 23, 2026 12:18 PM  
**To:** Gordon Villas; CDS User; Ellie Myers  
**Subject:** VA-26-00003 Swanson  
**Attachments:** Ronald Property.docx

**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.

March 23, 2026

To Kittitas County Community Development Services.

Subject VA-26-00003 Swanson

I am writing regarding application VA-26-00003 Swanson for the property at 71 Alley Street in Ronald.

I respectfully oppose the request to reduce the rear yard setback from 25 feet to 20 feet. Setback requirements exist to maintain appropriate spacing, privacy, and neighborhood character. Based on the information provided, it is not clear that the property has a unique hardship that would require a variance from the standard setback. I would like clarification regarding the hardship that justifies a variance from the required 25-foot rear setback. Variances are typically intended only for properties with unique physical constraints.

Approving this request could negatively impact nearby properties by reducing the expected distance between structures and could set a precedent for additional setback reductions in the area.

For these reasons, I respectfully request that the county deny the variance and require the project to comply with existing setback standards.

Thank you for considering my comments.

Sincerely,

Mary Villa  
14411 E Olympic Ave  
Spokane Valley, WA 99216

## Ellie Myers

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**From:** mj.milepost80@gmail.com  
**Sent:** Thursday, March 19, 2026 7:36 PM  
**To:** Ellie Myers  
**Subject:** FW: Opposition to VA-26-00003 Swanson (BP-26-00055)  
**Attachments:** 20260319\_152813.jpg

**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.

Dear Ellie Myers,

I am writing in regard to the requested zoning variance under application VA-26-00003 as submitted to the County by Keren Swanson. I am strongly opposed to the variance as noted as I feel it denigrates existing zoning laws and is not necessary for building on the aforementioned property. There are a myriad of home designs that would function on this lot as can be seen throughout the neighborhood as it exists. "Unusual circumstances following such provision would cause undue hardship" does not apply in this instance. Allowing a variance is not like neighboring properties in the vicinity DOES adversely affect the comprehensive development pattern. The few ramblers in the area are built on lots adequately sized that allow for the required setbacks for such dwellings. Allowing a variance at the rear of the property for reducing the setbacks reduces neighboring property owners quality of life by reducing privacy within their home and yard and may also contribute to drainage problems including but not limited to storage of snow. As for granting a variance at the front of the property on Alley Street, it would greatly reduce quality of life in the community and be a safety issue as well as parking and storage of snow would be reduced or eliminated. County snow plows currently struggle in that area as it is, if parked cars are not entirely off of the 15' paved surface, fire trucks and other such vehicles are denied access as well as the snow plows. As you likely know most of the streets in the area are 24' wide. As shown in the attached picture, there is a pickup truck that is 25.50 feet long parked on the 25' long driveway of the new garage on the property adjacent to the Swanson property. It is wide enough for at least 2 vehicles. There is 4.5 feet of shoulder abutting the driveway that the vehicle is using as well. There is 25' of setback behind the garage to property line. The new house at 51 Alley street next to the garage provides 20 of driveway for 2 vehicles. There is approximately 4.5 feet of shoulder there is well. The rear of that home is setback 25 feet to the property line. I believe if variances are granted nearby home values may be adversely affected.

Please make note that there is a current drainage issue that needs to be addressed at this property. An existing storm drain that intakes on the corner of Pacific and Alley streets at the school property across the street and expires near the north east corner of the Swanson property approximately 12' from the lot corner as staked. A large puddle that freezes in the winter exists if that culvert is plugged and is a danger to pedestrians and vehicular traffic.

I appreciate your attention to this matter.

Michael L Johnson  
170 3<sup>rd</sup> Street  
Ronald, WA 98940  
425.754.3321

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**From:** Michael Johnson <mj.milepost80@gmail.com>

**Sent:** Thursday, March 19, 2026 4:17 PM

**To:** Michael Johnson <mj.milepost80@gmail.com>

**Subject:**

New garage directly adjacent to 71 Alley Street.

## Ellie Myers

---

**From:** Patricio Chase <pnwcarpenter509@gmail.com>  
**Sent:** Wednesday, March 18, 2026 12:12 PM  
**To:** Ellie Myers  
**Subject:** Formal Opposition to VA-26-00003 Swanson (Failure to Meet Title 17.60B Criteria)

**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.

Dear Ellie Myers,

I am submitting this letter as the neighboring property tenant to formally and strongly oppose the zoning variance request under application VA-26-00003 (Swanson).

The applicant is requesting a reduction of the required rear yard setback from 25 feet to 20 feet. Based on the information provided, this request fails to meet the required approval criteria under Kittitas County Code Title 17.60B (Zoning Variances) and should therefore be denied.

Under Title 17.60B, a variance may only be approved if specific criteria are met. This application does not satisfy those criteria for the following reasons:

**1. No Demonstrated Special Circumstances or Hardship**

Title 17.60B requires that a variance be justified by unique physical conditions or special circumstances specific to the property (such as size, shape, topography, or other constraints).

There is no evidence that this parcel is subject to such limitations. The request appears to be driven by design preference or maximization of buildable area, which does not constitute a legal hardship.

**2. Not Necessary for Reasonable Use of the Property**

The code requires that the variance be necessary to enable reasonable use of the property.

A single-family residence can clearly be constructed on this parcel while complying with the existing 25-foot setback requirement. Therefore, the variance is not necessary to achieve reasonable use.

**3. Self-Imposed Circumstances**

A variance cannot be granted if the hardship is self-created.

To the extent the applicant's proposed design does not fit within the required setbacks, that condition is the result of voluntary design choices, not inherent property limitations.

**4. Detriment to Adjacent Properties**

The criteria require that the variance not be materially detrimental to nearby properties.

As the adjacent property owner, I will experience:

A loss of privacy

Increased visual intrusion

Potential drainage and runoff impacts

These are direct and material adverse effects.

5. Inconsistent with Neighborhood Character

The variance must be compatible with surrounding development.

Reducing the setback disrupts the established uniformity and spacing of structures, creating an incompatible development pattern.

6. Contrary to the Intent of Zoning Regulations

Setback standards are intended to preserve:

Privacy

Open space

Orderly development patterns

Granting this variance without a qualifying hardship would undermine these core objectives and set a precedent that weakens enforcement of zoning regulations.

7. Precedent and Erosion of Zoning Integrity

Approval in this case would establish a precedent for similar reductions, gradually eroding adherence to established zoning standards throughout the area.

Conclusion

Because this application fails to meet multiple required criteria under Title 17.60B, approval would be inconsistent with both the letter and intent of Kittitas County Code.

I respectfully request that this variance be denied in full.

If the County is nonetheless inclined to approve this request, I request that the decision include detailed written findings of fact demonstrating how each required criterion under Title 17.60B has been satisfied, as supported by substantial evidence in the record.

Please include this letter in the official record.

Sincerely,

Patric chase

120 Atlantic Ave W

Ronald, WA 98940

( neighboring property)

## Ellie Myers

---

**From:** Lori Chase <lilchaser@gmail.com>  
**Sent:** Wednesday, March 18, 2026 12:01 PM  
**To:** Ellie Myers  
**Subject:** VA-26-00003 Swanson

**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.

Dear Ellie Myers,

I am writing as the adjacent neighboring property owner to formally oppose the requested zoning variance under application VA-26-00003 (Swanson).

The proposal to reduce the required rear yard setback from 25 feet to 20 feet raises several concerns that are directly inconsistent with the intent of Kittitas County zoning regulations and will negatively impact neighboring properties, including my own.

First, granting this variance would undermine established zoning standards. The current setback requirements exist to maintain appropriate spacing, privacy, and consistency within the neighborhood. Approving a reduction in this case sets a precedent that could lead to additional exceptions, ultimately weakening the integrity of these regulations.

Second, the proposed reduction would disrupt the visual uniformity and character of the neighborhood. Existing development patterns rely on consistent setbacks, and altering this standard creates a disproportionate and incompatible layout.

As the adjacent property owner, I am particularly concerned about the loss of privacy. Reducing the setback places the structure closer to my property line, increasing visibility into my yard and diminishing the reasonable separation that zoning is intended to protect.

Additionally, this change has the potential to alter natural drainage patterns, which could negatively affect surrounding properties. Setback requirements help manage runoff and spacing, and reducing them increases the risk of unintended impacts.

Importantly, a variance should only be granted when there is a demonstrated hardship unique to the property. Based on the information provided, this request appears to be for convenience or to maximize buildable space rather than to address a true hardship. This does not meet the standard criteria for granting a variance.

Finally, the reduced setback may negatively affect property values and overall desirability of adjacent properties by creating a more crowded and less balanced development pattern.

For these reasons, I respectfully request that this variance be denied. Variances should be a last resort, not the easiest option, and this proposal does not appear to meet that threshold.

Thank you for your time and consideration.

Sincerely ,

Lori Chase

120 atlantic ave w

Ronald, Wa 98940



## Ellie Myers

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**From:** Dan Young  
**Sent:** Wednesday, March 18, 2026 8:51 AM  
**To:** Ellie Myers  
**Subject:** RE: VA-26-00003 Swanson - Notice of Application

No comments from the Fire Marshal's Office.

Dan Young  
Fire Marshal  
[Dan.young@co.kittitas.wa.us](mailto:Dan.young@co.kittitas.wa.us)

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**From:** Ellie Myers <ellie.myers@co.kittitas.wa.us>  
**Sent:** Thursday, March 12, 2026 10:06 AM  
**To:** Dan Young <dan.young@co.kittitas.wa.us>; Marvin Douvier <marvin.douvier.sh@co.kittitas.wa.us>; Kim Dawson <kim.dawson@co.kittitas.wa.us>; adminstaff@kittcom.org; storch@kittcom.org; Julie Kjorsvik <julie.kjorsvik@co.kittitas.wa.us>; Laura Kukes <laura.kukes@co.kittitas.wa.us>; Public Health Inspectors <PublicHealthInspectors@co.kittitas.wa.us>; Lisa Lawrence <lisa.lawrence@co.kittitas.wa.us>; Patti Stacey <patti.stacey@co.kittitas.wa.us>; Kelee Hodges <kelee.hodges.pw@co.kittitas.wa.us>; Candie Leader <candie.leader@co.kittitas.wa.us>; Tate Mahre <tate.mahre@co.kittitas.wa.us>; Jackie Sharp <jackie.sharp@co.kittitas.wa.us>; Samantha Cox <samantha.cox@co.kittitas.wa.us>; Josh Fredrickson <josh.fredrickson@co.kittitas.wa.us>; Rebecca Cruse <rebecca.cruse.pw@co.kittitas.wa.us>; Jeremy Larson <jeremy.larson@co.kittitas.wa.us>; Steph Mifflin <steph.mifflin@co.kittitas.wa.us>; Haley Mercer <haley.mercer@co.kittitas.wa.us>; Christy Garcia <christine.garcia@co.kittitas.wa.us>; sepa@dahp.wa.gov; enviroreview@yakama.com; jessica\_lally@yakama.com; noah\_oliver@yakama.com; casey\_barney@yakama.com; kozj@yakamafish-nsn.gov; batt@yakamafish-nsn.gov; guy.moura@colvilletribes.com; sam.rushing@colvilletribes.com; jordan.bovee.hsy@colvilletribes.com; darnell.sam.adm@colvilletribes.com; john.sirois.adm@colvilletribes.com; milton.davis.adm@colvilletribes.com; karen.capuder.adm@colvilletribes.com; kiana.sam.adm@colvilletribes.com; steve@snoqualmietribe.us; dahp@snoqualmietribe.us; adam@snoqualmietribe.us; russell.mau@doh.wa.gov; tebu461@ecy.wa.gov; lowh461@ECY.WA.GOV; FormerOrchards@ecy.wa.gov; wendy.neet@ecy.wa.gov; rand461@ECY.WA.GOV; Scott.Downes@dfw.wa.gov; Jennifer.Nelson@dfw.wa.gov; Cassandra.Weekes@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; jhoff@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; Jenae.N.Churchill@usace.army.mil; Jacob.Prilucik@wsdot.wa.gov; SCPlanning@wsdot.wa.gov; AviationLandUse@wsdot.wa.gov; CMOlcese@bpa.gov; jcmurray@bpa.gov; accastle@bpa.gov; vlconnell@bpa.gov; dxrodgers@bpa.gov; rightofway@pse.com; jorgenja@cwu.edu; nelmsk@cwu.edu; brooksideconsulting@gmail.com; ronaldwaterdistrict@hotmail.com; robertsb@cersd.org; communityrelations@cersd.org  
**Cc:** Jamey Ayling <jamey.ayling@co.kittitas.wa.us>; Zach Torrance-Smith <zach.torrancesmith@co.kittitas.wa.us>; Bradley Gasawski <bradley.gasawski@co.kittitas.wa.us>; Ellie Myers <ellie.myers@co.kittitas.wa.us>  
**Subject:** VA-26-00003 Swanson - Notice of Application

Good morning,

Please review the following Zoning Variance application: VA-26-00003 Swanson. Any comments need to be received by **5PM on March 27, 2026**.

Please let me know if there are any questions or issues accessing the material.

**Internal Link:** [VA-26-00003 Swanson](#)

**External Link:** [VA-26-00003 Swanson](#)

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-26-00003 Swanson”.

Best,



## Ellie Myers

*(she/her/hers)*

Planner I | **Kittitas County Community Development Services**

411 N Ruby Street, Suite 2 Ellensburg, WA 98926

P: 509-962-7048 | E: [ellie.myers@co.kittitas.wa.us](mailto:ellie.myers@co.kittitas.wa.us)

<https://www.co.kittitas.wa.us/>

If this is about a Public Records Act 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.

## Ellie Myers

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**From:** Jordan Bovee <jordan.bovee.hsy@colvilletribes.com>  
**Sent:** Monday, March 16, 2026 4:08 PM  
**To:** Ellie Myers  
**Cc:** SEPA@dahp.wa.gov; Guy Moura; Amelia Stanger  
**Subject:** Re: VA-26-00003 Swanson - 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.

Hi Ellie,

This review is in response to the Zoning Variance application: VA-26-00003 Swanson.

The CTCR has no concerns with the proposed additional 5' setback.

Thank you,

**Jordan Bovee** | Archaeologist

CTCR History/Archaeology Program

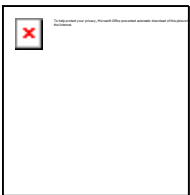
[jordan.bovee.hsy@colvilletribes.com](mailto:jordan.bovee.hsy@colvilletribes.com)

Desk Phone: 509-634-2690

Mobile Phone: 509-631-1131

PO Box 150

Nespelem, WA 99155



On Thu, Mar 12, 2026 at 10:06 AM Ellie Myers <[ellie.myers@co.kittitas.wa.us](mailto:ellie.myers@co.kittitas.wa.us)> wrote:

Good morning,

Please review the following Zoning Variance application: VA-26-00003 Swanson. Any comments need to be received by **5PM on March 27, 2026**.

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**External Link:** [VA-26-00003 Swanson](#)

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<https://www.co.kittitas.wa.us/cds/land-use/default.aspx> and navigate to “Zoning Variance” and then the project file number “VA-26-00003 Swanson”.

Best,



## Ellie Myers

*(she/her/hers)*

Planner I | **Kittitas County Community Development Services**

411 N Ruby Street, Suite 2 Ellensburg, WA 98926

P: 509-962-7048 | E: [ellie.myers@co.kittitas.wa.us](mailto:ellie.myers@co.kittitas.wa.us)

<https://www.co.kittitas.wa.us/>

If this is about a Public Records Act 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.

## Ellie Myers

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**From:** Timothy Batin <batt@yakamafish-nsn.gov>  
**Sent:** Monday, March 16, 2026 2:02 PM  
**To:** Ellie Myers  
**Subject:** Re: VA-26-00003 Swanson - Notice of Application

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The project, VA-26-00003 Swanson, Lies within the Ceded lands/ Usual & Accustomed Area of the Confederated Tribes and Bands of the Yakama Nation. The project review didn't yield any new information that would require further investigation of the potential impacts on Archaeological/Cultural Resources.

Thank You,

Timothy Batin, TFW Archaeologist, Yakama Nation Fisheries

On Thu, Mar 12, 2026 at 10:06 AM Ellie Myers <[ellie.myers@co.kittitas.wa.us](mailto:ellie.myers@co.kittitas.wa.us)> wrote:

Good morning,

Please review the following Zoning Variance application: VA-26-00003 Swanson. Any comments need to be received by **5PM on March 27, 2026**.

Please let me know if there are any questions or issues accessing the material.

**Internal Link:** VA-26-00003 Swanson

**External Link:** [VA-26-00003 Swanson](#)

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<https://www.co.kittitas.wa.us/cds/land-use/default.aspx> and navigate to “Zoning Variance” and then the project file number “VA-26-00003 Swanson”.

Best,



## Ellie Myers

*(she/her/hers)*

Planner I | **Kittitas County Community Development Services**

411 N Ruby Street, Suite 2 Ellensburg, WA 98926

P: 509-962-7048 | E: [ellie.myers@co.kittitas.wa.us](mailto:ellie.myers@co.kittitas.wa.us)

<https://www.co.kittitas.wa.us/>

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## Ellie Myers

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**From:** Murray, Jamie C (BPA) - TERR-KALISPELL <jcmurray@bpa.gov>  
**Sent:** Thursday, March 12, 2026 12:41 PM  
**To:** Ellie Myers  
**Subject:** RE: VA-26-00003 Swanson - Notice of Application

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Ms. Myers,

Thank you for the opportunity to review this application. BPA does not have any facilities within this area, therefore we have no concerns at this time.

Respectfully,

Jamie C. Murray

**BONNEVILLE POWER ADMINISTRATION**

**DEPARTMENT OF ENERGY**

Realty Specialist | Real Property Field Services | TERR-Kalispell  
jcmurray@bpa.gov | 406-751-7820 office | 406-309-1398 cell

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**From:** Ellie Myers <ellie.myers@co.kittitas.wa.us>

**Sent:** Thursday, March 12, 2026 11:06 AM

**To:** Dan Young <dan.young@co.kittitas.wa.us>; Marvin Douvier <marvin.douvier.sh@co.kittitas.wa.us>; Kim Dawson <kim.dawson@co.kittitas.wa.us>; adminstaff@kittcom.org; storch@kittcom.org; Julie Kjorsvik <julie.kjorsvik@co.kittitas.wa.us>; Laura Kukes <laura.kukes@co.kittitas.wa.us>; Public Health Inspectors <PublicHealthInspectors@co.kittitas.wa.us>; Lisa Lawrence <lisa.lawrence@co.kittitas.wa.us>; Patti Stacey <patti.stacey@co.kittitas.wa.us>; Kelee Hodges <kelee.hodges.pw@co.kittitas.wa.us>; Candie Leader <candie.leader@co.kittitas.wa.us>; Tate Mahre <tate.mahre@co.kittitas.wa.us>; Jackie Sharp <jackie.sharp@co.kittitas.wa.us>; Samantha Cox <samantha.cox@co.kittitas.wa.us>; Josh Fredrickson <josh.fredrickson@co.kittitas.wa.us>; Rebecca Cruse <rebecca.cruse.pw@co.kittitas.wa.us>; Jeremy Larson <jeremy.larson@co.kittitas.wa.us>; Steph Mifflyn <steph.mifflyn@co.kittitas.wa.us>; Haley Mercer <haley.mercer@co.kittitas.wa.us>; Christy Garcia <christine.garcia@co.kittitas.wa.us>; sepa@dahp.wa.gov; enviroreview@yakama.com; jessica\_lally@yakama.com; noah\_oliver@yakama.com; casey\_barney@yakama.com; kozj@yakamafish-nsn.gov; batt@yakamafish-nsn.gov; guy.moura@colvilletribes.com; sam.rushing@colvilletribes.com; jordan.bovee.hsy@colvilletribes.com; darnell.sam.adm@colvilletribes.com; john.sirois.adm@colvilletribes.com; milton.davis.adm@colvilletribes.com; karen.capuder.adm@colvilletribes.com; kiana.sam.adm@colvilletribes.com; steve@snoqualmietribe.us; dahp@snoqualmietribe.us; adam@snoqualmietribe.us; russell.mau@doh.wa.gov; tebu461@ecy.wa.gov; lowh461@ECY.WA.GOV; FormerOrchards@ecy.wa.gov; wendy.neet@ecy.wa.gov; rand461@ECY.WA.GOV; Scott.Downes@dfw.wa.gov; Jennifer.Nelson@dfw.wa.gov; Cassandra.Weekes@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; jhoff@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; Jenae.N.Churchill@usace.army.mil; Jacob.Prilucik@wsdot.wa.gov;  
SCPlanning@wsdot.wa.gov; AviationLandUse@wsdot.wa.gov; CMOIcese@bpa.gov; Murray,Jamie C (BPA) - TERR-  
KALISPELL <jcmurray@bpa.gov>; Castle,Angela C (CONTR) - TERR-PASCO <accastle@bpa.gov>; Connell,Valorie L (BPA) -  
TERR-PASCO <vlconnell@bpa.gov>; Rodgers,Deborah (CONTR) - TERR-TRI CITIES RMHQ <dxrodgers@bpa.gov>;  
rightofway@pse.com; jorgenja@cwu.edu; nelmsk@cwu.edu; brooksideconsulting@gmail.com;  
ronaldwaterdistrict@hotmail.com; robertsb@cersd.org; communityrelations@cersd.org  
**Cc:** Jamey Ayling <jamey.ayling@co.kittitas.wa.us>; Zach Torrance-Smith <zach.torrancesmith@co.kittitas.wa.us>;  
Bradley Gasawski <bradley.gasawski@co.kittitas.wa.us>; Ellie Myers <ellie.myers@co.kittitas.wa.us>  
**Subject:** VA-26-00003 Swanson - Notice of Application

Good morning,

Please review the following Zoning Variance application: VA-26-00003 Swanson. Any comments need to be received by **5PM on March 27, 2026**.

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Best,



**Ellie Myers**

*(she/her/hers)*

Planner I | **Kittitas County Community Development Services**

411 N Ruby Street, Suite 2 Ellensburg, WA 98926

P: 509-962-7048 | E: [ellie.myers@co.kittitas.wa.us](mailto:ellie.myers@co.kittitas.wa.us)

<https://www.co.kittitas.wa.us/>

If this is about a Public Records Act 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.



# KITTITAS COUNTY

## DEPARTMENT OF PUBLIC WORKS

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### MEMORANDUM

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**TO:** All Staff  
**FROM:** Public Works Plan Review Team  
**DATE:** March 16, 2026  
**SUBJECT:** VA-26-00003 Swanson

<b>ACCESS</b>	<ol style="list-style-type: none"> <li>1. Issued Access Permit AA-25-00082. An approved access permit shall be required from the Kittitas County Department of Public Works prior to creating any new driveway access or altering existing access.</li> <li>2. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.</li> </ol> <p>In addition to the above-mentioned conditions, all applicable Kittitas County Road Standards apply to this proposal. Access is not guaranteed to any existing or created parcel on this application. (RC)</p>
<b>ENGINEERING</b>	Except as exempted in KCC 14.05.060, no grading or filling upon a site involving more than one hundred (100) cubic yards shall be performed without a grading permit from the County Engineer or Public Works designee (KCC 14.05.050). An application for grading in excess of five hundred (500) cubic yards shall be accompanied by an engineered grading plan (KCC 14.05.080). (CBP)
<b>SURVEY</b>	There are no survey comments regarding this application. (JT)
<b>TRANSPORTATION CONCURRENCY</b>	No transportation concurrency management application is required for this project as described.
<b>FLOOD</b>	No comments. (SC)
<b>WATER MITIGATION/ METERING</b>	No comments. (SC)
<b>AIRPORT</b>	No comments. (RC)

Please contact Kittitas County Public Works (509) 962-7523 with any questions.