

Notice of Decision
Swanson Zoning Variance
VA-26-00003

Pursuant to RCW 36.70B.130 and KCC 15A.06, notice is hereby given that Kittitas County Community Development Services **approves** Zoning Variance application VA-26-00003 for Keren Swanson, landowner, which a zoning variance to reduce the required rear yard setback from 25 feet to 20 feet, as outlined in KCC 17.18.080. This adjustment will allow for the construction of a single-family residence (SFR) with an attached garage on the parcel. Parcels 226034 and 236034, formerly Lots 13 and 14 of the Ronald Townsite, were combined to create a 0.22-acre lot. The purpose of this combination was to provide sufficient space for a SFR. Despite the parcel combination, the lot remains unsuitable for constructing a single-family residence (SFR) with an attached garage. Unlike other Ronald Townsite parcels with alley access that allow rear-yard accessory structures, this parcel lacks such access, preventing garage placement without compromising consistency with neighboring residences.

The subject property is parcel #236034, located at 71 Alley Street in Ronald, WA. Approximately 400 feet from the intersection of Alley Street and SR 903. Section 07, Township 20, Range 15; Kittitas County parcel map number 20-15-07050-0514.

An appeal of this land use decision must be filed within 10 working days by submitting specific factual objections and a fee of \$1670 to the Kittitas County Community Development Services at 411 N Ruby St Suite 2, Ellensburg, WA 98926. The appeal period deadline is **5:00 PM on April 23, 2026**.

The application, decision and related information may be examined during business hours at Kittitas County Development Services, 411 N Ruby St Suite 2, Ellensburg, WA 98926 or on the CDS website at <http://www.co.kittitas.wa.us/cds/land-use/default.aspx> under “Zoning Variances”, “View Active Applications”, and file “VA-26-00003 Swanson”.

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