



KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926

CDS@CO.KITTTITAS.WA.US

Office (509) 962-7506

NOTICE OF DECISION

To: Applicant
Interested Parties (KCC 15A.06)

From: Ellie Myers, Staff Planner

Date: April 9, 2026

Subject: **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.

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”.

If you have questions or need assistance, please contact Community Development Services at (509) 962-7048; email: ellie.myers@co.kittitas.wa.us Staff Planner: Ellie Myers.