



To: [kelly.bacon@co.kittitas.wa.us](mailto:kelly.bacon@co.kittitas.wa.us)  
Kittitas County Community Development Services  
411 N. Ruby Street, Ste 2  
Ellensburg, WA 98926  
(509) 962-7539 [Kelly.bacon@co.kittitas.wa.us](mailto:kelly.bacon@co.kittitas.wa.us)

From: Hyak Property Owners Association (HPOA) Board

RE: Eliason Setback Variance Applicant: Charise and John Eliason

Location: The subject property is parcel # 878435 located at 160 Innsbruck Drive, approximately .40 miles southwest of Interstate 90 Exit 54 on Snoqualmie Pass, in Section 15, T 22N, R 11E. W.M. Map number 22-11-15050-0078. Project Name (VA-20-0000):

Dear Ms. Bacon,

The Hyak Property Owners Association (HPOA) Board received a notice of Setback Variance Application from CDS regarding a setback variance from Charise and John Eliason at 160 Innsbruck Dr. Snoqualmie Pass WA 98068.

Under the Project Narrative "Exhibit A", the below statement was made:

We met with the Hyak Property Owner Association Board (HPOA) and presented our garage addition plan in June of 2019 and they orally approved our plan with the exception of a required setback variance

Variance Attachment A

May, 2020

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Charise and John Eliason, 160 Innsbruck Drive, PO Box 31, Snoqualmie Pass, WA

approval required from Kittitas County. We were warned by the HPOA Board how challenging and expensive the variance process was but there was significant support from the Board to move forward with the application. There is a desire from the HPOA and the community that homes are built with a garage or homes without a garage find ways to add a garage. We need the variance to 5 feet front setback from our front property line to the face of an up to 24-foot wide garage matching our home. Our planned garage addition is not feasible without this variance. Refer to the attached plan for proposed build area. There are no public utilities in the setback area that would be impacted. Utilities including water and sewer are all built to the west within the roadway to the western portion of the right of way. There would be no public harm and only positive benefit in approving this variance to the front setback for our property.



The HPOA Board wishes to comment and correct the statement made in the application regarding the HPOA's comments submitted by the Eliasons' to us.

The Eliason's did indeed meet with the Board and discuss their plans for a garage. We also did advise them to contact Kittitas County regarding setbacks, the variance request process and cost. We did not verbally agree to reducing the front setback down to 5 ft.

Historically, the HPOA Board has been adamant about maintaining a front setback of 25 feet and worked diligently with Mark Cook to restore our 25ft front setback after the County switched from accepting our CC&R 25ft front and 15ft rear setback to their 15ft front setback and 25ft rear. The County has since returned to our 25ft setback. Our primary concern for the 25ft setback has been for snow storage from road snow removal, parking capacity and protecting vehicles and structures from damage during plowing operations. This will benefit both the County road crews and homeowners.

In an effort to apply our CC&Rs equally among residents, we are very hesitant to grant setback variances. We have on a very limited basis granted variances on the setbacks with the least approvals being on reducing the front setback, again to deal with uniformity and snow storage.

This property has an existing structure on it that limits the options for a large garage but we felt there may be some options to place a smaller structure with a slightly different orientation on the property with a greatly reduced encroachment on the front setback. Even though the existing road is biased to the opposite side of the road easement, we have no control over where the road may be in the future and deal with all setbacks from the property line regardless of road location. We had asked for the Eliasons' to contact us again with some alternatives but never agreed to approving a reduction to five feet.

If the CDS does approve the variance, we are highly unlikely to grant an HPOA front setback variance down to 5ft but may be open to a lesser reduction to meet their needs. If the variance process allows a front setback ( $\leq 25$  ft and  $> 5$  ft ) to be approved by the HPOA with the CDS approval of 5ft being a minimum then we can work with that. If the variance application is for the structure exactly as submitted, we are unlikely to approve it.

Best Regards,

HPOA Board