



**DEPARTMENT OF
NATURAL RESOURCES**

SOUTHEAST REGION
713 BOWERS ROAD
ELLENSBURG, WA 98926

509-925-8510
TRS 711
SOUTHEAST.REGION@DNR.WA.GOV
WWW.DNR.WA.GOV

February 2, 2023

Chace Pedersen
Kittitas County Community Development Services
411 N. Ruby St. Suite 2
Ellensburg WA 98926

RE: VA-23-00002 Mannes

Dear Mx. Pedersen:

Thank you for the opportunity to comment on VA-23-00002 Mannes, located off of Kachess River Road in Section 03, Township 20N, Range 13E.

Based on orthophoto of the property, it appears that the parcels are forested land. Due to the proximity to a Forest Practices Type S stream, if merchantable timber is removed/harvested as part as part of a future development, a Forest Practices Application (FPA) may be required (RCW 76.09 and WAC 222). The FPA would need to meet the requirements of the Forest Practices Act and its rules. It is recommended that the applicant meet on-site with our local forest practices forester to discuss, they may call our Southeast Region office at (509) 925-8510 to schedule an appointment.

If there are questions regarding our comments, please contact our Region Forest Practices office at the number above.

Sincerely,

A handwritten signature in black ink that reads "Scott Chambers". The signature is written in a cursive, flowing style.

Scott Chambers
Forest Practices Coordinator
Washington State Department of Natural Resources (DNR)
Southeast Region
Scott.chambers@dnr.wa.gov

From: [WSDOT Aviation Land Use Inquiries and Application Submittals](#)
To: [Chace Pedersen](#)
Cc: [MacArthur, John P](#)
Subject: RE: [EXTERNAL] VA-23-00002 Mannes - Notice of Application
Date: Thursday, February 2, 2023 12:43:04 PM
Attachments: [Airports and Compatible land Use Guidebook.pdf](#)

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.

M Pedersen,

WSDOT Aviation Division reviewed this proposal on 02/02/2023. There appears to be no airspace issues in reference to nearby Easton State airport. For further guidance on FAA reporting requirements see: <https://oeaaa.faa.gov/oeaaa/external/portal.jsp>

The location of this project does fall within land use compatibility Zone 4 (see attached image). Based on the stated land use proposed, there do not appear to be any conflicts with WSDOT M 3074.00 *Airports and Compatible Land Use Guidebook* policies. **NOTE:** In general, residential land use in Zone 4 is prohibited. In some cases, limited use may be acceptable. If this becomes an issue, please refer to the attached guidebook.

Cheers,

David Ison, PhD | Aviation Planner
Airport Land Use Compatibility & Emerging Aviation Technologies
Washington State Department of Transportation
isond@wsdot.wa.gov C: 360-890-5258

From: Chace Pedersen <chace.pedersen@co.kittitas.wa.us>

Sent: Thursday, February 2, 2023 8:31 AM

To: Joe Dietzel <joe.dietzel@co.kittitas.wa.us>; Kim Dawson <kim.dawson@co.kittitas.wa.us>; George Long <long@kittcom.org>; Julie Kjorsvik <julie.kjorsvik@co.kittitas.wa.us>; Toni Berkshire <toni.berkshire@co.kittitas.wa.us>; PublicHealth 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>; David Ohl <david.ohl@co.kittitas.wa.us>; Codi Fortier <codi.fortier@co.kittitas.wa.us>; enviroreview@yakama.com; corrine_camuso@yakama.com; jessica_lally@yakama.com; noah_oliver@yakama.com; casey_barney@yakama.com; kozj@yakamafish-nsn.gov; Matthews, Jim <matj@yakamafish-nsn.gov>; barh@yakamafish-nsn.gov; separegister@ecy.wa.gov; Petropoulos, Terra (ECY) <tebu461@ECY.WA.GOV>; White, Lori (ECY) <lowh461@ECY.WA.GOV>; FormerOrchards@ecy.wa.gov; wendy.neet@ecy.wa.gov;

crosepa@ecy.wa.gov; Carp, Lizzie (ECY) <lcar461@ecy.wa.gov>; Downes, Scott G (DFW) <Scott.Downes1@dfw.wa.gov>; Nelson, Jennifer L (DFW) <Jennifer.Nelson@dfw.wa.gov>; Torrey, Elizabeth M (DFW) <Elizabeth.Torrey@dfw.wa.gov>; sepa@dahp.wa.gov; jorgenja@cwu.edu; nelmsk@cwu.edu; Jeremy Larson <jeremy.larson@co.kittitas.wa.us>; Steph Mifflin <stephanie.mifflin@co.kittitas.wa.us>; Mau, Russell E (DOH) <Russell.Mau@doh.wa.gov>; Carter, Brietta J (DOH) <Brietta.Carter@doh.wa.gov>; thastings@snopass.org; rivers@dnr.wa.gov; YOUNG, BRENDA (DNR) <brenda.young@dnr.wa.gov>; Warthen, Luke (DNR) <luke.warthen@dnr.wa.gov>; SEPACENTER@dnr.wa.gov; MAUNEY, MARTY (DNR) <martin.mauney@dnr.wa.gov>; Chambers, Scott (DNR) <Scott.Chambers@dnr.wa.gov>; brooksideconsulting@gmail.com; tribune@nkctribune.com; terry@nkctribune.com; Megan Breckenridge <mbreckenridge@kvnews.com>; legals@kvnews.com; Deborah.j.knaub@usace.army.mil; Jenae.N.Churchill@usace.army.mil; Hendrix, Leah D <lhendrix@usbr.gov>; mark.a.gradwohl.civ@mail.mil; Kimberly.peacher@navy.mil; Robert.d.bright10.civ@army.mil; Haley Mercer <haley.mercer@co.kittitas.wa.us>; Christy Garcia <christine.garcia@co.kittitas.wa.us>; steve@snoqualmietribe.us; dahp@snoqualmietribe.us; adam@snoqualmietribe.us; guy.moura@colvilletribes.com; sam.rushing@colvilletribes.com; connor.armi.hsy@colvilletribes.com; matt.boast@kittitaspud.com; Brian.ingalls@pse.com; Dtsmith@BPA.gov; kimberly.larned@usda.gov; Prilucik, Jacob <PrilucJ@wsdot.wa.gov>; WSDOT SC Planning Mailbox <SCPlanning@WSDOT.WA.GOV>; WSDOT Aviation Land Use Inquiries and Application Submittals <AviationLandUse@WSDOT.WA.GOV>; Graham, Ken (PARKS) <Ken.Graham@parks.wa.gov>; kombola@easton.wednet.edu; jensens@easton.wednet.edu; millerj@easton.wednet.edu

Cc: Kelly Bacon (CD) <kelly.bacon.cd@co.kittitas.wa.us>; Jeremiah Cromie <jeremiah.cromie@co.kittitas.wa.us>; Dan Carlson <dan.carlson@co.kittitas.wa.us>

Subject: [EXTERNAL] VA-23-00002 Mannes - Notice of Application

WARNING: This email originated from outside of WSDOT. Please use caution with links and attachments.

Good morning,

CDS is requesting comments on the following setback variance application: VA-23-00002 Mannes.

Links to the file materials can be found below. The comment period will end on **February 17, 2023 at 5pm**. CDS will assume your agency does not wish to provide comment if not received by this date. Please let me know if you have any issues accessing the materials.

Internal Link: [VA-23-00002 Mannes](#)

External Link: [VA-23-00002 Mannes](#)

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 "Setback Variances" and then the project file number "VA-23-00002 Mannes".

Thank you,

Chace Pedersen

Planner I
Kittitas County Community Development Services
411 N. Ruby Street, Ste 2
Ellensburg, WA 98926
Office: (509) 962-7637
chace.pedersen@co.kittitas.wa.us

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message id: 38eb45916c6dcbdac24bb8719d004a14

Find address or place





To Protect and Promote the Health and the Environment of the People of Kittitas County

February 6, 2023

Leif Mannes
22450 Dofwood Lane
Woodway, WA 98020

VA-23-00002
Mannes Setback Variance

Dear Leif Manners,

Public Health has no requirements for the Manners Setback project. If there are any future questions or concerns, please contact us at environmentalhealth@co.kittitas.wa.us

Best Regards,

A handwritten signature in black ink, appearing to read "Lucy Garcia". The signature is fluid and cursive.

Lucy Garcia, Environmental Health Specialist II

P: 509.933.8262 | F: 509.962.7581 | E: lucy.garcia@co.kittitas.wa.us

Kittitas County Public Health Department
507 N Nanum St Suite 102, Ellensburg WA 98926

www.co.kittitas.wa.us/health

Please tell us how we're doing: [KCPHD Customer Survey](#)



From: [Adam Osbekoff](#)
To: [Chace Pedersen](#)
Subject: RE: VA-23-00002 Mannes - Notice of Application
Date: Monday, February 6, 2023 7:29:34 PM

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.

Hello Chace

The Snoqualmie Tribe [Tribe] is a federally recognized sovereign Indian Tribe. We were signatory to the Treaty of Point Elliott of 1855; we reserved certain rights and privileges and ceded certain lands to the United States. As a signatory to the Treaty of Point Elliot, the Tribe specifically reserved among other things, the right to fish at usual and accustomed areas and the “privilege of hunting and gathering roots and berries on open and unclaimed lands” off-reservation throughout the modern-day state of Washington.

Thank you for the opportunity to review and comment. Based on the information provided and our understanding of the project and its APE we have no substantive comments to offer at this time. However, please be aware that if the scope of the project or the parameters for defining the APE change we reserve the right to modify our current position.

Thank you

Adam Osbekoff
Cultural Resource Compliance Manager
adam@snoqualmietribe.us
C: 425.753.0388
9416 384th Ave SE
PO BOX 969
Snoqualmie Washington 98065

From: Chace Pedersen <chace.pedersen@co.kittitas.wa.us>
Sent: Thursday, February 2, 2023 8:31 AM
To: Joe Dietzel <joe.dietzel@co.kittitas.wa.us>; Kim Dawson <kim.dawson@co.kittitas.wa.us>; George Long <long@kittcom.org>; Julie Kjorsvik <julie.kjorsvik@co.kittitas.wa.us>; Toni Berkshire <toni.berkshire@co.kittitas.wa.us>; PublicHealth 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>; David Ohl <david.ohl@co.kittitas.wa.us>; Codi Fortier

<codi.fortier@co.kittitas.wa.us>; enviroreview@yakama.com; corrine_camuso@yakama.com;
jessica_lally@yakama.com; noah_oliver@yakama.com; casey_barney@yakama.com;
kozj@yakamafish-nsn.gov; matj@yakamafish-nsn.gov; barh@yakamafish-nsn.gov;
separegister@ecy.wa.gov; tebu461@ecy.wa.gov; lowh461@ECY.WA.GOV;
FormerOrchards@ecy.wa.gov; wendy.neet@ecy.wa.gov; crosepa@ecy.wa.gov;
lcar461@ecy.wa.gov; Scott.Downes@dfw.wa.gov; Jennifer.Nelson@dfw.wa.gov;
Elizabeth.Torrey@dfw.wa.gov; sepa@dahp.wa.gov; jorgenja@cwu.edu; nelmsk@cwu.edu; Jeremy
Larson <jeremy.larson@co.kittitas.wa.us>; Steph Mifflin <stephanie.mifflin@co.kittitas.wa.us>;
russell.mau@doh.wa.gov; brietta.carter@doh.wa.gov; thastings@snopass.org; rivers@dnr.wa.gov;
brenda.young@dnr.wa.gov; luke.warthen@dnr.wa.gov; SEPACENTER@dnr.wa.gov;
MARTIN.MAUNEY@dnr.wa.gov; scott.chambers@dnr.wa.gov; brooksideconsulting@gmail.com;
tribune@nkctribune.com; terry@nkctribune.com; Megan Breckenridge
<mbreckenridge@kvnews.com>; legals@kvnews.com; Deborah.j.knaub@usace.army.mil;
Jenae.N.Churchill@usace.army.mil; Hendrix, Leah D <lhendrix@usbr.gov>;
mark.a.gradwohl.civ@mail.mil; Kimberly.peacher@navy.mil; Robert.d.bright10.civ@army.mil; Haley
Mercer <haley.mercer@co.kittitas.wa.us>; Christy Garcia <christine.garcia@co.kittitas.wa.us>;
Steven Moses <steve@snoqualmtribe.us>; DAHP <dahp@snoqualmtribe.us>; Adam Osbekoff
<adam@snoqualmtribe.us>; guy.moura@colvilletribes.com; sam.rushing@colvilletribes.com;
connor.armi.hsy@colvilletribes.com; matt.boast@kittitaspud.com; Brian.ingalls@pse.com;
Dtsmith@BPA.gov; kimberly.larned@usda.gov; Jacob.Prilucik@wsdot.wa.gov;
SCPlanning@wsdot.wa.gov; AviationLandUse@wsdot.wa.gov; ken.graham@parks.wa.gov;
kombola@easton.wednet.edu; jensens@easton.wednet.edu; millerj@easton.wednet.edu
Cc: Kelly Bacon (CD) <kelly.bacon.cd@co.kittitas.wa.us>; Jeremiah Cromie
<jeremiah.cromie@co.kittitas.wa.us>; Dan Carlson <dan.carlson@co.kittitas.wa.us>
Subject: VA-23-00002 Mannes - Notice of Application

Good morning,

CDS is requesting comments on the following setback variance application: VA-23-00002 Mannes.

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Thank you,

Chace Pedersen
Planner I

Kittitas County Community Development Services

411 N. Ruby Street, Ste 2

Ellensburg, WA 98926

Office: (509) 962-7637

chace.pedersen@co.kittitas.wa.us

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message id: 38eb45916c6dcbdac24bb8719d004a14

From: [Connor Armi](#)
To: [Chace Pedersen](#)
Cc: [Guy Moura](#)
Subject: Re: VA-23-00002 Mannes - Notice of Application
Date: Tuesday, February 7, 2023 8:49:44 AM

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Hello Chace Pedersen,

This consult is in reference to Setback Variance – VA-23-00002 *Mannes*. This undertaking is located within the CCT Traditional Territories. We request any undertakings, particularly those involving ground disturbing activities, to have an IDP in place prior to implementation.

The proposed project lies within the traditional territory of the Wenatchi Tribe, 1 of the 12 constituent tribes of the Confederated Tribes of the Colville Reservation (CTCR), which is governed by the Colville Business Council (CBC). The CBC has delegated to the Tribal Historic Preservation Officer (THPO) the responsibility of representing the CTCR with regard to cultural resources management issues throughout the traditional territories of all of the constituent tribes under Resolution 1996-29. This area includes parts of eastern Washington, northeastern Oregon, the Palus territory in Idaho, and south-central British Columbia.

If ground disturbing activities are to be conducted, such as the installation of a septic system or the scraping of a driveway, creation of a concrete pad, a cultural resource surface survey and sub-surface testing of the area in and directly around the proposed ground disturbance are recommended as a surface observation will not be an accurate assessment of the existent potential for sub-surface cultural deposits. This test should be to the terminal depth of the implementation to ensure the totality of the presence or absence of cultural material. There are known cultural resources of historic and pre-contact significance nearby and this particular parcel is considered Very High Risk for an inadvertent discovery according to the DAHP predictive model. CCT H/A recommends that during implementation there be an inadvertent discovery plan or (IDP) in place to ensure compliance with all Section 106 and relevant cultural resource laws both federally and to the state of Washington.

Thank you for consulting with the Colville Confederated Tribes History and Archaeology Program.

Sincerely,

Connor Armi | Archaeologist Senior MA, RPA

History/Archaeology Program

Confederated Tribes of the Colville Reservation

PO Box 150 | Nespelem, WA 99155

d: 509-634-2690 | c: 509-631-1131

connor.armi.hsy@colvilletribes.com

On Thu, Feb 2, 2023 at 8:31 AM Chace Pedersen <chace.pedersen@co.kittitas.wa.us> wrote:

Good morning,

CDS is requesting comments on the following setback variance application: VA-23-00002 Mannes.

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External Link: [VA-23-00002 Mannes](#)

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Thank you,

Chace Pedersen

Planner I

Kittitas County Community Development Services

411 N. Ruby Street, Ste 2

Ellensburg, WA 98926

Office: (509) 962-7637

chace.pedersen@co.kittitas.wa.us

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message id: 38eb45916c6dcbdac24bb8719d004a14

From: [Katya Allen](#)
To: [Chace Pedersen](#)
Subject: VA-23-00002
Date: Friday, February 10, 2023 12:48:37 PM

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.

Good Afternoon,

I am writing in support of allowing the variance as proposed by the applicant. I am the owner of the adjacent lot #20 at 621 Kachess River Road.

The subject lot is bisected by a runoff stream for much of our neighborhood and fed by a culvert from across the road. I trust that the county has or will approve the citing of the proposed building such that the building itself nor the construction thereto will interfere with the waterway. I believe that allowing the applicant to place the building closer to the road will help mitigate this possibility.

Please forward me a copy of the decision to:

Katya Allen
201 2nd St South, #310
Kirkland, WA 98033

Best Regards,
Katya Allen
206-963-0308

From: [DAHP SEPA \(DAHP\)](#)
To: [Chace Pedersen](#)
Cc: ["steve@snoqualmietribe.us"](mailto:steve@snoqualmietribe.us); guy.moura@colvilletribes.com; aren.orsen.hsy@colvilletribes.com; [Casey Barney](#); [Corrine Camuso](#); [Gregg Kiona](#); [Jessica Lally](#); [Kate Valdez](#); [Noah Oliver](#)
Subject: RE: VA-23-00002 Mannes - Notice of Application (DAHP Project Tracking # 2023-02-01075)
Date: Thursday, February 16, 2023 3:04:22 PM

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 Chace,

Thank you for contacting the Washington State Historic Preservation Officer (SHPO) and Department of Archaeology and Historic Preservation (DAHP) and providing documentation regarding the above referenced project. These comments are based on the information available at the time of this review and on behalf of the SHPO in conformance with Washington State law. Should additional information become available, our assessment may be revised.

Our statewide predictive model indicates that there is a high probability of encountering cultural resources within the proposed project area. However, due to the small footprint of the project, DAHP is not requesting a cultural resources survey at this time. We do ask that you prepare an Inadvertent Discovery Plan (IDP) and prepare construction crews for the possibility of encountering archaeological material during ground disturbing activities.

Please note that the recommendations provided in this letter reflect only the opinions of DAHP. Any interested Tribes may have different recommendations. We appreciate receiving any correspondence or comments from Tribes or other parties concerning cultural resource issues that you receive.

Thank you for the opportunity to comment on this project. Please ensure that the DAHP project Tracking Number is attached to any future communications about this project.

Should you have any questions, please feel free to contact me.

All the best,

Sydney Hanson, MA (she/her) | **Local Government Archaeologist**
Eastern Washington & Columbia River Counties
360.280.7563 | sydney.hanson@dahp.wa.gov

Department of Archaeology & Historic Preservation | www.dahp.wa.gov
1110 Capitol Way S, Suite 30 | Olympia WA 98501
PO Box 48343 | Olympia WA 98504-8343

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From: Chace Pedersen <chace.pedersen@co.kittitas.wa.us>

Sent: Thursday, February 2, 2023 8:31 AM

To: Joe Dietzel <joe.dietzel@co.kittitas.wa.us>; Kim Dawson <kim.dawson@co.kittitas.wa.us>; George Long <long@kittcom.org>; Julie Kjorsvik <julie.kjorsvik@co.kittitas.wa.us>; Toni Berkshire <toni.berkshire@co.kittitas.wa.us>; PublicHealth Inspectors <PublicHealthInspectors@co.kittitas.wa.us>; Lisa Lawrence <lisa.lawrence@co.kittitas.wa.us>; Patti Stacey <patti.stacey@co.kittitas.wa.us>; kelee.hodges.pw <kelee.hodges.pw@co.kittitas.wa.us>; Candie Leader <candie.leader@co.kittitas.wa.us>; David Ohl <david.ohl@co.kittitas.wa.us>; Codi Fortier <codi.fortier@co.kittitas.wa.us>; enviroreview@yakama.com; corrine_camuso@yakama.com; jessica_lally@yakama.com; noah_oliver@yakama.com; casey_barney@yakama.com; kozj@yakamafish-nsn.gov; matj@yakamafish-nsn.gov; barh@yakamafish-nsn.gov; ECY RE SEPA REGISTER <separegister@ecy.wa.gov>; Petropoulos, Terra (ECY) <tebu461@ECY.WA.GOV>; White, Lori (ECY) <lowh461@ECY.WA.GOV>; ECY RE Former Orchards <formerorchards@ECY.WA.GOV>; Neet, Wendy (ECY) <wnee461@ECY.WA.GOV>; ECY RE CRO SEPA Coordinator <crosepa@ecy.wa.gov>; Carp, Lizzie (ECY) <lcar461@ECY.WA.GOV>; Downes, Scott G (DFW) <Scott.Downes@dfw.wa.gov>; Nelson, Jennifer L (DFW) <Jennifer.Nelson@dfw.wa.gov>; Torrey, Elizabeth M (DFW) <Elizabeth.Torrey@dfw.wa.gov>; DAHP SEPA (DAHP) <sepa@dahp.wa.gov>; jorgenja@cwu.edu; nelmsk@cwu.edu; Jeremy Larson <jeremy.larson@co.kittitas.wa.us>; Steph Mifflin <stephanie.mifflin@co.kittitas.wa.us>; Mau, Russell E (DOH) <Russell.Mau@DOH.WA.GOV>; Carter, Brietta J (DOH) <brietta.carter@doh.wa.gov>; Tom Hastings <thastings@snopass.org>; DNR RE AQ LEASING RIVERS <DNRREAQLEASINGRIVERS@dnr.wa.gov>; YOUNG, BRENDA (DNR) <brenda.young@dnr.wa.gov>; Warthen, Luke (DNR) <Luke.Warthen@dnr.wa.gov>; DNR RE SEPACENTER <SEPACENTER@dnr.wa.gov>; MAUNEY, MARTY (DNR) <MARTIN.MAUNEY@dnr.wa.gov>; Chambers, Scott (DNR) <Scott.Chambers@dnr.wa.gov>; brooksideconsulting@gmail.com; tribune@nkctribune.com; terry@nkctribune.com; Megan Breckenridge <mbreckenridge@kvnews.com>; legals@kvnews.com; Deborah.j.knaub@usace.army.mil; Jenae.N.Churchill@usace.army.mil; Hendrix, Leah D <lhendrix@usbr.gov>; mark.a.gradwohl.civ@mail.mil; Kimberly.peacher@navy.mil; Robert.d.bright10.civ@army.mil; Haley Mercer <haley.mercer@co.kittitas.wa.us>; Christy Garcia <christine.garcia@co.kittitas.wa.us>; steve@snoqualmtribe.us; dahp@snoqualmtribe.us; adam@snoqualmtribe.us; guy.moura@colvilletribes.com; sam.rushing@colvilletribes.com; connor.armi.hsy@colvilletribes.com; matt.boast@kittitaspud.com; Brian.ingalls@pse.com; Dtsmith@BPA.gov; kimberly.larned@usda.gov; Jacob.Prilucik@wsdot.wa.gov; SCPlanning@wsdot.wa.gov; AviationLandUse@wsdot.wa.gov; Graham, Ken (PARKS) <Ken.Graham@PARKS.WA.GOV>; kombola@easton.wednet.edu; jensens@easton.wednet.edu; millerj@easton.wednet.edu

Cc: Kelly Bacon (CD) <kelly.bacon.cd@co.kittitas.wa.us>; Jeremiah Cromie <jeremiah.cromie@co.kittitas.wa.us>; Dan Carlson <dan.carlson@co.kittitas.wa.us>

Subject: VA-23-00002 Mannes - Notice of Application

External Email

Good morning,

CDS is requesting comments on the following setback variance application: VA-23-00002 Mannes.

Links to the file materials can be found below. The comment period will end on **February 17, 2023 at 5pm**. CDS will assume your agency does not wish to provide comment if not received by this date. Please let me know if you have any issues accessing the materials.

Internal Link: [VA-23-00002 Mannes](#)

External Link: [VA-23-00002 Mannes](#)

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 "Setback Variances" and then the project file number "VA-23-00002 Mannes".

Thank you,

Chace Pedersen

Planner I

Kittitas County Community Development Services

411 N. Ruby Street, Ste 2

Ellensburg, WA 98926

Office: (509) 962-7637

chace.pedersen@co.kittitas.wa.us

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message id: 38eb45916c6dcbdac24bb8719d004a14



KITTITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: All Staff
FROM: Public Works Plan Review Team
DATE: February 17, 2023
SUBJECT: VA-23-00002 Mannes

ACCESS	<p>A.) An approved access permit shall be required from the Kittitas County Department of Public Works prior to creating any new driveway access or altering an existing access.</p> <p>B.) Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.</p> <p>C.) Any further subdivision or lots to be served by proposed access may result in further access requirements. See Kittitas County Road Standards.</p> <p>D.) 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.</p>
ENGINEERING	No Comments (CC)
SURVEY	There are no survey comments regarding this application. (JT)
FLOOD	The proposed variance to the front yard set-back is necessary for the applicant to be in compliance with KCC 14.08.300 and shoreline setbacks by building outside of the floodway boundary and 115 feet from the OHWM. The applicant has utilized a surveyor to identify the floodway boundary.
WATER MITIGATION/ METERING	No comments (SC)