



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St. Suite 2 Ellensburg WA 98926

cds@co.kittitas.wa.us

Office 509-962-7506

Building Partnerships - Building Communities

NOTICE OF APPLICATION

Notice of Application: Wednesday, June 18, 2025

Application Received: Monday, June 16, 2025

Application Complete: Wednesday, June 18, 2025

Project Name (VA-25-00003): Krebs Setback Variance

Applicant: Scott Krebs (Landowner)

Location: The subject property is parcel #815434, located off F.S. Road 4517-117, approximately 3.7 miles Southwest of Cle Elum, WA. The property is in a portion of the Southwest $\frac{1}{4}$ of Section 3, Township 19, Range 14, in Kittitas County. Map number 19-14-03000-0007. The property is 3.00 acres and is zoned Rural-5, bordering Commercial Forest zoning, with a Rural-Residential land use designation.

Proposal: The proposal requests a 165-foot reduction from the 200-foot West lot line required setback for a Shop/Accessory Dwelling Unit, as well as a future Single-Family Residence. The 200-foot West lot line setback requirements come from KCC 17.30.055 & KCC 17.57.050.2. If the variance is approved, it would result in a 35-foot West lot line structural setback for the structures, respectively. The proposal is also requesting an increase to the Building Envelope of all structures from 100 ft. by 100 ft., to 120 ft. by 100 ft.

Materials Available for Review: The submitted application and related filed documents may be examined on CDS website at <http://www.co.kittitas.wa.us/cds/land-use/default.aspx>, and by navigating to “Zoning Variances” & “VA-25-00003 Krebs”. They can also be examined by the public at the Kittitas County Community Development Services (CDS) office at 411 N. Ruby Street, Suite 2, Ellensburg, Washington, 98926. Phone: 509-962-7506.

Written Comments on this proposal can be submitted to CDS any time prior to **5:00 p.m. on July 7, 2025**. Any person has the right to comment on the application and request a copy of the decision once made.

Under Title 15A.03.080 and 17.84.010, Zoning Variances are processed in an abbreviated administrative format, which does not involve a public hearing. All comments will be considered in the decision-making process, and any person has the right to comment on this application and receive notification of the Community Development Services administrative decision, once made. A Notice of Decision will be published once a decision is made. Appeals to an administrative land use decision may be filed within 10 working days with Community Development Services as outlined in Chapter 15A.07 of the Kittitas County Code. The current appeal fee is \$1670.

Designated Permit Coordinator (staff contact): Zach Torrance-Smith, Staff Planner: (509) 962-7079; email at zach.torrancesmith@co.kittitas.wa.us.