

Notice of Application
Krebs Setback Variance
VA-25-00003

NOTICE IS HEREBY given that Scott Krebs, landowner, submitted a Setback Variance application on June 16, 2025 pursuant to Kittitas County Code 17.84 on 3.00 acres of land zoned Rural-5, adjacent to Commercial Forest zoning, within a Rural-Residential land use designation. The proposal requests a 165-foot reduction on the West property line setback from the 200-foot lot line setback requirement in KCC 17.30.055 & KCC 17.57.050.2 for a Shop/Accessory Dwelling Unit as well as a future Single-Family Residence. This would result in a 35-foot structural setback from the West property line if the variance is approved. 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. The subject property is parcel #815434 located off F.S. Road 4517-117 approximately 3.7 miles Southwest of Cle Elum, WA, bearing Assessor's Map number 19-14-03000-0007.

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" or in person at 411 N Ruby St. Suite 2, Ellensburg, WA 98926 during regular business hours. 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 must 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

Notice of Application:	June 18, 2025
Application Received:	June 16, 2025
Application Complete:	June 18, 2025

Dated:	June 18, 2025
Published Daily Record:	June 24, 2025