

## 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"

### Affidavit of Mailing & Publication

PROPOSAL NAME: (VA-25-00005) Gibbs

NOTIFICATION OF: Notice of Application

NOTIFICATION MAIL DATE: August 28, 2025

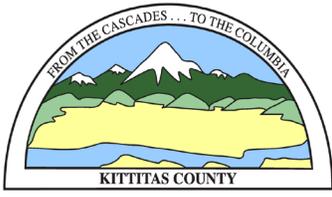
I certify that the following documentation:

- Notice of Application for Gibbs Zoning Variance

has been mailed and/or emailed to the attached list of persons and participants, and that proper notification (as attached) has been published in the Legal Newspaper(s) of Record for Kittitas County.

\_\_\_\_\_  
Signature

Bradley Gasawski  
Planner I  
County of Kittitas  
State of Washington



# KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St. Suite 2 Ellensburg WA 98926

[cds@co.kittitas.wa.us](mailto:cds@co.kittitas.wa.us)

Office 509-962-7506

Building Partnerships - Building Communities

## NOTICE OF APPLICATION

**Notice of Application:** August 28, 2025

**Application Received:** August 6, 2025

**Application Complete:** August 21, 2025

**Project Name (VA 25-00005):** Gibbs

**Applicant:** Austin & Christy Gibbs

**Location:** The proposed project is located approximately 0.13 miles from the intersection of Fourth Parallel Road & Badger Pocket Road on Badger Pocket Road in Ellensburg, WA. The property is in Section 36, Township 17, Range 19 in Kittitas County. Map number 17-19-36051-0001. The property is 5.19 acres and is zoned Commercial Agriculture with a Commercial Agriculture land use designation.

**Proposal:** The applicant is requesting a zoning variance pursuant to KCC 17.84, from the 25' required setback per KCC 17.31.070 to reduce a 25 foot setback to 10 foot on the rear lot line of the parcel to rebuild an existing garage damaged by fire. If the variance is approved, building into the setback would be permissible.

**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", "View Active Applications", & "VA-25-00005 Gibbs". Materials 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 September 12, 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, however, you are encouraged to verify the fee amount prior to filing an appeal.

Designated Permit Coordinator (staff contact): **Bradley Gasawski**, Staff Planner: (509) 962-7539; email at [bradley.gasawski@co.kittitas.wa.us](mailto:bradley.gasawski@co.kittitas.wa.us).

WHITE, DOROTHY A  
40 RICKTER RD  
ELLENSBURG, WA  
98926-6106

HAYES, MELISSA  
ANDREA  
6651 BADGER  
POCKET RD  
ELLENSBURG, WA  
98926-5214

COLGAN, ALISDAIR  
JAMES ROSS  
120 RICKTER RD  
ELLENSBURG, WA  
98926-6106

EASTWOOD, MARK  
DENNIS & REBECCA  
SAPPHIRE  
5510 BADGER  
POCKET RD  
ELLENSBURG, WA  
98926

ROBINSON,  
CHRISTINE &  
2151 OAKLAND RD  
#457  
SAN JOSE, CA 95131

ESSEN, ANGELA VON  
6231 BADGER  
POCKET RD  
ELLENSBURG, WA  
98926-8698

VON ESSEN, ANGELA  
6231 BADGER  
POCKET RD  
ELLENSBURG, WA  
98926-8698

HAYES, CAROLYN  
7021 BADGER  
POCKET RD  
ELLENSBURG, WA  
98926

GIBBS, CHRISTY &  
AUSTIN  
6860 BADGER  
POCKET RD  
ELLENSBURG, WA  
98926-8697

MOTT, IVAN E &  
ANDREA K  
200 RICKTER RD  
ELLENSBURG, WA  
98926-6106

OLLGAARD, ERIC  
ETUX  
2120 4TH PARALLEL  
RD  
ELLENSBURG, WA  
98926

	Agency	Agency Contact Email	Notes	
Kittitas County & Public Utility Districts	Kittitas County Fire Marshal	<a href="mailto:dan.young@co.kittitas.wa.us">dan.young@co.kittitas.wa.us</a>		
	Kittitas County Sheriff's Dept. KittCom	<a href="mailto:marvin.douvier.sh@co.kittitas.wa.us">marvin.douvier.sh@co.kittitas.wa.us</a> <a href="mailto:kim.dawson@co.kittitas.wa.us">kim.dawson@co.kittitas.wa.us</a> <a href="mailto:adminstaff@kittcom.org">adminstaff@kittcom.org</a> <a href="mailto:storch@kittcom.org">storch@kittcom.org</a>		
	Kittitas County Board of County Commissioners Kittitas County Code Enforcement Kittitas County Environmental Health Kittitas County Solid Waste Programs	<a href="mailto:julie.kjorsvik@co.kittitas.wa.us">julie.kjorsvik@co.kittitas.wa.us</a> <a href="mailto:laura.kukes@co.kittitas.wa.us">laura.kukes@co.kittitas.wa.us</a> <a href="mailto:PublicHealthInspectors@co.kittitas.wa.us">PublicHealthInspectors@co.kittitas.wa.us</a> <a href="mailto:lisa.lawrence@co.kittitas.wa.us">lisa.lawrence@co.kittitas.wa.us</a> <a href="mailto:patti.stacey@co.kittitas.wa.us">patti.stacey@co.kittitas.wa.us</a>		
	Kittitas County Public Works	<a href="mailto:kelee.hodges.pw@co.kittitas.wa.us">kelee.hodges.pw@co.kittitas.wa.us</a>		
	Kittitas County Airport	<a href="mailto:candie.leader@co.kittitas.wa.us">candie.leader@co.kittitas.wa.us</a> <a href="mailto:tate.mahre@co.kittitas.wa.us">tate.mahre@co.kittitas.wa.us</a> <a href="mailto:Jackie.sharp@co.kittitas.wa.us">Jackie.sharp@co.kittitas.wa.us</a> <a href="mailto:samantha.cox@co.kittitas.wa.us">samantha.cox@co.kittitas.wa.us</a> <a href="mailto:josh.fredrickson@co.kittitas.wa.us">josh.fredrickson@co.kittitas.wa.us</a> <a href="mailto:rebecca.cruse.pw@co.kittitas.wa.us">rebecca.cruse.pw@co.kittitas.wa.us</a>		
	Kittitas County Building Dept.	<a href="mailto:Cameron.curtis@co.kittitas.wa.us">Cameron.curtis@co.kittitas.wa.us</a> <a href="mailto:Jeremy.larson@co.kittitas.wa.us">Jeremy.larson@co.kittitas.wa.us</a>		
	Kittitas County Assessor	<a href="mailto:Steph.mifflin@co.kittitas.wa.us">Steph.mifflin@co.kittitas.wa.us</a> <a href="mailto:Haley.mercer@co.kittitas.wa.us">Haley.mercer@co.kittitas.wa.us</a>		
	Kittitas County P.U.D.	<a href="mailto:Christine.garcia@co.kittitas.wa.us">Christine.garcia@co.kittitas.wa.us</a>		
	Snoqualmie Pass Utility District	<a href="mailto:ken.edwards@kittitaspud.com">ken.edwards@kittitaspud.com</a> <a href="http://THastings@snoypass.org">THastings@snoypass.org</a>		
	Tribal Agencies & WA DAHP	Washington State DAHP Yakama Nation	<a href="mailto:sepa@dahp.wa.gov">sepa@dahp.wa.gov</a> <a href="http://enviroreview@yakama.com">enviroreview@yakama.com</a> <a href="mailto:corrine_camuso@yakama.com">corrine_camuso@yakama.com</a> <a href="mailto:jessica_lally@yakama.com">jessica_lally@yakama.com</a> <a href="mailto:noah_oliver@yakama.com">noah_oliver@yakama.com</a> <a href="mailto:casey_barney@yakama.com">casey_barney@yakama.com</a> <a href="mailto:kozi@yakamafish-nsn.gov">kozi@yakamafish-nsn.gov</a> <a href="http://batt@yakamafish-nsn.gov">batt@yakamafish-nsn.gov</a>	
		Colville Tribe	<a href="mailto:guy.moura@colvilletribes.com">guy.moura@colvilletribes.com</a> <a href="mailto:sam.rushing@colvilletribes.com">sam.rushing@colvilletribes.com</a> <a href="mailto:jordan.bovee.hsv@colvilletribes.com">jordan.bovee.hsv@colvilletribes.com</a> <a href="mailto:darnell.sam.adm@colvilletribes.com">darnell.sam.adm@colvilletribes.com</a> <a href="mailto:john.sirois.adm@colvilletribes.com">john.sirois.adm@colvilletribes.com</a> <a href="mailto:milton.davis.adm@colvilletribes.com">milton.davis.adm@colvilletribes.com</a>	
		Snoqualmie Tribe	<a href="mailto:steve@snoqualmietribe.us">steve@snoqualmietribe.us</a> <a href="mailto:dahp@snoqualmietribe.us">dahp@snoqualmietribe.us</a> <a href="mailto:adam@snoqualmietribe.us">adam@snoqualmietribe.us</a>	
State & Federal Agencies	WA State Department of Health	<a href="mailto:russell.mau@doh.wa.gov">russell.mau@doh.wa.gov</a>		
	Department of Ecology	<a href="mailto:tebu461@ecy.wa.gov">tebu461@ecy.wa.gov</a> <a href="mailto:lowh461@ECY.WA.GOV">lowh461@ECY.WA.GOV</a> <a href="mailto:FormerOrchards@ecy.wa.gov">FormerOrchards@ecy.wa.gov</a> <a href="mailto:wendy.neet@ecy.wa.gov">wendy.neet@ecy.wa.gov</a>		
	WA Dept. Fish and Wildlife	<a href="mailto:rand461@ECY.WA.GOV">rand461@ECY.WA.GOV</a> <a href="mailto:Scott.Downes@dfw.wa.gov">Scott.Downes@dfw.wa.gov</a>		
	WDFW - Solar & Wind Projects	<a href="mailto:Jennifer.Nelson@dfw.wa.gov">Jennifer.Nelson@dfw.wa.gov</a> <a href="mailto:Cassandra.Weekes@dfw.wa.gov">Cassandra.Weekes@dfw.wa.gov</a> <a href="mailto:Emily.Grabowsky@dfw.wa.gov">Emily.Grabowsky@dfw.wa.gov</a> <a href="mailto:Michael.Ritter@dfw.wa.gov">Michael.Ritter@dfw.wa.gov</a> <a href="mailto:Michelle.Huppert@dfw.wa.gov">Michelle.Huppert@dfw.wa.gov</a> <a href="mailto:solarandwind@dfw.wa.gov">solarandwind@dfw.wa.gov</a>		
	WA Dept. of Natural Resources	<a href="mailto:rivers@dnr.wa.gov">rivers@dnr.wa.gov</a>		
	Bureau of Reclamation 1917 Marsh Road Yakima, WA 98901	<a href="mailto:luke.warthen@dnr.wa.gov">luke.warthen@dnr.wa.gov</a> <a href="mailto:SEPACENTER@dnr.wa.gov">SEPACENTER@dnr.wa.gov</a> <a href="mailto:MARTIN.MAUNEY@dnr.wa.gov">MARTIN.MAUNEY@dnr.wa.gov</a> <a href="mailto:Amanda.Moody@dnr.wa.gov">Amanda.Moody@dnr.wa.gov</a> <a href="mailto:lhendrix@usbr.gov">lhendrix@usbr.gov</a> <a href="mailto:jhoff@usbr.gov">jhoff@usbr.gov</a>	(mailed)	
	Washington State Parks PO Box 42650 Olympia, WA 98504-2650	<a href="mailto:ken.graham@parks.wa.gov">ken.graham@parks.wa.gov</a> <a href="mailto:John.Ernster@parks.wa.gov">John.Ernster@parks.wa.gov</a> <a href="mailto:rachel.mazzacavallo@parks.wa.gov">rachel.mazzacavallo@parks.wa.gov</a> <a href="mailto:Real.Estate@parks.wa.gov">Real.Estate@parks.wa.gov</a>	(mailed)	
	Bureau of Land Management 915 N. Walla Wall Wenatchee, WA 98801		(mailed)	
	Forest Service	<a href="mailto:kimberly.larned@usda.gov">kimberly.larned@usda.gov</a>		
	Army Corps of Engineers	<a href="mailto:Jenae.N.Churchill@usace.army.mil">Jenae.N.Churchill@usace.army.mil</a>		
Washington State DOT	<a href="mailto:Jacob.Prilucik@wsdot.wa.gov">Jacob.Prilucik@wsdot.wa.gov</a> <a href="mailto:SCPlanning@wsdot.wa.gov">SCPlanning@wsdot.wa.gov</a> <a href="mailto:AviationLandUse@wsdot.wa.gov">AviationLandUse@wsdot.wa.gov</a>			
Bonneville Power Administration	<a href="mailto:CMOJcese@bpa.gov">CMOJcese@bpa.gov</a> <a href="mailto:jcmurray@bpa.gov">jcmurray@bpa.gov</a> <a href="mailto:accastle@bpa.gov">accastle@bpa.gov</a> <a href="mailto:vlconnell@bpa.gov">vlconnell@bpa.gov</a> <a href="mailto:dxroddgers@bpa.gov">dxroddgers@bpa.gov</a>			

<b>Additional Contacts</b>	Puget Sound Energy	<a href="mailto:rightofway@pse.com">rightofway@pse.com</a>	
	James E Brooks Library	<a href="mailto:nathen.lamb@pse.com">nathen.lamb@pse.com</a> <a href="mailto:jorgenja@cwu.edu">jorgenja@cwu.edu</a> <a href="mailto:nelmsk@cwu.edu">nelmsk@cwu.edu</a>	
	Brookside Consulting - Allison Kimball	<a href="mailto:brooksideconsulting@gmail.com">brooksideconsulting@gmail.com</a>	
	Northern Kittitas County Tribune	<a href="mailto:tribune@nkctribune.com">tribune@nkctribune.com</a> <a href="mailto:terry@nkctribune.com">terry@nkctribune.com</a>	
	Northern Kittitas County Tribune	<a href="mailto:tribune@nkctribune.com">tribune@nkctribune.com</a> <a href="mailto:legals@nkctribune.com">legals@nkctribune.com</a>	
	Northwest Training Range Complex	<a href="mailto:Kimberly.peacher@navy.mil">Kimberly.peacher@navy.mil</a> <a href="mailto:Robert.d.bright10.civ@army.mil">Robert.d.bright10.civ@army.mil</a> <a href="mailto:mark.a.gradwohl.civ@mail.mil">mark.a.gradwohl.civ@mail.mil</a>	
	Yakima Training Center		
	Kittitas Valley Healthcare		(mailed)
	Attn: CEO		
	603 S. Chestnut Street		
	Ellensburg, WA 98926		
<b>Fire District (Paste from List)</b>	Kittitas Valley Fire & Rescue (District 2)	<a href="mailto:johnsond@kvfr.org">johnsond@kvfr.org</a>	
	2020 Vantage Highway Ellensburg, WA 98926	<a href="mailto:habermanj@kvfr.org">habermanj@kvfr.org</a> <a href="mailto:prevention@kvfr.org">prevention@kvfr.org</a> <a href="mailto:goldsmithd@kvfr.org">goldsmithd@kvfr.org</a> <a href="mailto:moenc@kvfr.org">moenc@kvfr.org</a>	
	DNR (Southeast Region)		
	713 Bowers Road		
	Ellensburg, WA 98926		
<b>Irrigation District Options</b>	Kittitas Reclamation District	<a href="mailto:sara@krdistrict.org">sara@krdistrict.org</a>	
<b>School District (Paste from list)</b>	Kittitas School District 403	<a href="mailto:Anita_mata@ksd403.org">Anita_mata@ksd403.org</a> <a href="mailto:tim_lagrange@ksd403.org">tim_lagrange@ksd403.org</a> <a href="mailto:michelle_helgeson@ksd403.org">michelle_helgeson@ksd403.org</a>	
<b>Neighboring City (if applicable)</b>	City of Kittitas	<a href="mailto:clerk@cityofkittitas.com">clerk@cityofkittitas.com</a> <a href="mailto:debbie.lee@cityofkittitas.com">debbie.lee@cityofkittitas.com</a> <a href="mailto:kurin.simplot@cityofkittitas.com">kurin.simplot@cityofkittitas.com</a>	
	City of Ellensburg	<a href="mailto:yusid@ci.ellensburg.wa.us">yusid@ci.ellensburg.wa.us</a> <a href="mailto:pubworks@ci.ellensburg.wa.us">pubworks@ci.ellensburg.wa.us</a> <a href="mailto:comdev@ci.ellensburg.wa.us">comdev@ci.ellensburg.wa.us</a> <a href="mailto:energyservices@ci.ellensburg.wa.us">energyservices@ci.ellensburg.wa.us</a> <a href="mailto:jonesc@ci.ellensburg.wa.us">jonesc@ci.ellensburg.wa.us</a>	

## Bradley Gasawski

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**From:** Bradley Gasawski  
**Sent:** Wednesday, August 27, 2025 4:16 PM  
**To:** Dan Young; Marvin Douvier; Kim Dawson; adminstaff@kittcom.org; storch@kittcom.org; Julie Kjorsvik; Laura Kukes; Public Health Inspectors; Lisa Lawrence; Patti Stacey; Kelee Hodges; Candie Leader; Tate Mahre; Jackie Sharp; Samantha Cox; Josh Fredrickson; Rebecca Cruse; Cameron Curtis; Jeremy Larson; Steph Mifflin; Haley Mercer; Christy Garcia; ken.edwards@kittitaspud.com; THastings@snopass.org; sepa@dahp.wa.gov; enviroreview@yakama.com; corrine\_camuso@yakama.com; jessica\_lally@yakama.com; noah\_oliver@yakama.com; casey\_barney@yakama.com; kozj@yakamafish-nsn.gov; batt@yakamafish-nsn.gov; guy.moura@colvilletribes.com; sam.rushing@colvilletribes.com; jordan.bovee.hsy@colvilletribes.com; darnell.sam.adm@colvilletribes.com; john.sirois.adm@colvilletribes.com; milton.davis.adm@colvilletribes.com; steve@snoqualmietribe.us; dahp@snoqualmietribe.us; adam@snoqualmietribe.us; russell.mau@doh.wa.gov; tebu461@ecy.wa.gov; lowh461@ECY.WA.GOV; FormerOrchards@ecy.wa.gov; wendy.neet@ecy.wa.gov; rand461@ECY.WA.GOV; Scott.Downes@dfw.wa.gov; Jennifer.Nelson@dfw.wa.gov; Cassandra.Weekes@dfw.wa.gov; Emily.Grabowsky@dfw.wa.gov; Michael.Ritter@dfw.wa.gov; Michelle.Huppert@dfw.wa.gov; solarandwind@dfw.wa.gov; rivers@dnr.wa.gov; luke.warthen@dnr.wa.gov; SEPACENTER@dnr.wa.gov; MARTIN.MAUNEY@dnr.wa.gov; Amanda.Moody@dnr.wa.gov; lhendrix@usbr.gov; jhoff@usbr.gov; ken.graham@parks.wa.gov; John.Ernster@parks.wa.gov; rachel.mazzacavallo@parks.wa.gov; Real.Estate@parks.wa.gov; kimberly.larned@usda.gov; Jenae.N.Churchill@usace.army.mil; Jacob.Prilucik@wsdot.wa.gov; SCPlanning@wsdot.wa.gov; AviationLandUse@wsdot.wa.gov; CMOlcese@bpa.gov; jcmurray@bpa.gov; accastle@bpa.gov; vlconnell@bpa.gov; dxrodgers@bpa.gov; rightofway@pse.com; nathen.lamb@pse.com; jorgenja@cwu.edu; nelmsk@cwu.edu; brooksideconsulting@gmail.com; tribune@nkctribune.com; terry@nkctribune.com; tribune@nkctribune.com; legals@nkctribune.com; Kimberly.peacher@navy.mil; Robert.d.bright10.civ@army.mil; mark.a.gradwohl.civ@mail.mil; johnsond@kvfr.org; habermanj@kvfr.org; prevention@kvfr.org; D.J. Goldsmith; Chris Moen; sara@krdistrict.org; Anita\_mata@ksd403.org; tim\_lagrange@ksd403.org; michelle\_helgeson@ksd403.org; clerk@cityofkittitas.com; debbie.lee@cityofkittitas.com; kurin.simplot@cityofkittitas.com; yusid@ci.ellensburg.wa.us; pubworks@ci.ellensburg.wa.us; comdev@ci.ellensburg.wa.us; energyservices@ci.ellensburg.wa.us; jonesc@ci.ellensburg.wa.us  
**Cc:** Jamey Ayling; Bradley Gasawski; Zach Torrance-Smith; Ellie Myers  
**Subject:** VA-25-00005 Gibbs - Notice of Application

Good Afternoon,

CDS is requesting comment on the following Zoning Variance application: VA-25-00005 Gibbs. Links to the file materials can be found below. The comment period will end **September 12, 2025, 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-25-00005 Gibbs](#)

**External Link:** [VA-25-00005 Gibbs](#)

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 "Zoning Variance" and then the project file number "VA-25-00005 Gibbs".

Best,  
Bradley

**Bradley Gasawski | Planner I**

Kittitas County Community Development Services | 411 N. Ruby St; Suite 2 | Ellensburg, WA 98926

Office: 509.962.7539

Email: [bradley.gasawski@co.kittitas.wa.us](mailto:bradley.gasawski@co.kittitas.wa.us)

If this is about a Public Records request, please go to <http://www.co.kittitas.wa.us/request/default.aspx> and fill out a request for public records through the GovQA portal.

## Notice of Application

**Project Name (VA 25-00005):** Gibbs

**Applicant:** Austin & Christy Gibbs

**Location:** The proposed project is located approximately 0.13 miles from the intersection of Fourth Parallel Road & Badger Pocket Road on Badger Pocket Road in Ellensburg, WA. The property is in Section 36, Township 17, Range 19 in Kittitas County. Map number 17-19-36051-0001. The property is 5.19 acres and is zoned Commercial Agriculture with a Commercial Agriculture land use designation.

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Designated Permit Coordinator (staff contact): **Bradley Gasawski**, Staff Planner: (509) 962-7539; email at [bradley.gasawski@co.kittitas.wa.us](mailto:bradley.gasawski@co.kittitas.wa.us).

Notice of Application:	August 28, 2025
Application Received:	August 6, 2025
Application Complete:	August 21, 2025
Published NKC Tribune:	August 28, 2025

## Bradley Gasawski

---

**From:** Jana Stoner <legals@nkctribune.com>  
**Sent:** Tuesday, August 26, 2025 4:08 PM  
**To:** Bradley Gasawski  
**Subject:** Re: VA-25-00003 Gibbs - (Publishing) Notice of Application

**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.

We will get it published!

---

**Jana Stoner - Publisher**  
[legals@nkctribune.com](mailto:legals@nkctribune.com)  
(509) 674-2511 ext. 7206  
P.O. Box 308 | 807 W. Davis St., suite 101A  
Cle Elum, WA 98922

– Northern Kittitas County Tribune  
– U.K.C. Builders' Planning Guide  
– EXPLORE! Central Cascades Visitor Guide  
[www.NKCTribune.com](http://www.NKCTribune.com)

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**From:** Bradley Gasawski <bradley.gasawski@co.kittitas.wa.us>  
**Sent:** Tuesday, August 26, 2025 2:32 PM  
**To:** Jana Stoner <legals@nkctribune.com>  
**Subject:** RE: VA-25-00003 Gibbs - (Publishing) Notice of Application

I approve. Thank you Jana.

Best,  
Bradley

**Bradley Gasawski | Planner I**

Kittitas County Community Development Services | 411 N. Ruby St; Suite 2 | Ellensburg, WA 98926

Office: 509.962.7539

Email: [bradley.gasawski@co.kittitas.wa.us](mailto:bradley.gasawski@co.kittitas.wa.us)

If this is about a Public Records request, please go to <http://www.co.kittitas.wa.us/request/default.aspx> and fill out a request for public records through the GovQA portal.

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**From:** Jana Stoner <legals@nkctribune.com>  
**Sent:** Tuesday, August 26, 2025 2:10 PM  
**To:** Bradley Gasawski <bradley.gasawski@co.kittitas.wa.us>  
**Subject:** Re: VA-25-00003 Gibbs - (Publishing) Notice of Application

**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.

Revised notice attached; cost is now \$162.80.

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**Jana Stoner - Publisher**  
[legals@nkctribune.com](mailto:legals@nkctribune.com)  
(509) 674-2511 ext. 7206  
P.O. Box 308 | 807 W. Davis St., suite 101A  
Cle Elum, WA 98922

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[www.NKCTribune.com](http://www.NKCTribune.com)

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**From:** Bradley Gasawski <[bradley.gasawski@co.kittitas.wa.us](mailto:bradley.gasawski@co.kittitas.wa.us)>  
**Sent:** Tuesday, August 26, 2025 8:06 AM  
**To:** Jana Stoner <[legals@nkctribune.com](mailto:legals@nkctribune.com)>  
**Cc:** Bradley Gasawski <[bradley.gasawski@co.kittitas.wa.us](mailto:bradley.gasawski@co.kittitas.wa.us)>  
**Subject:** RE: VA-25-00003 Gibbs - (Publishing) Notice of Application

Hi Jana,

I found a mistake in the legal I sent you. Please update the publishing to use the attached notice of application to replace what I sent you a few days ago. Thank you.

Best,  
Bradley

**Bradley Gasawski | Planner I**

Kittitas County Community Development Services | 411 N. Ruby St; Suite 2 | Ellensburg, WA 98926  
Office: 509.962.7539

Email: [bradley.gasawski@co.kittitas.wa.us](mailto:bradley.gasawski@co.kittitas.wa.us)

If this is about a Public Records request, please go to <http://www.co.kittitas.wa.us/request/default.aspx> and fill out a request for public records through the GovQA portal.

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**From:** Jana Stoner <[legals@nkctribune.com](mailto:legals@nkctribune.com)>  
**Sent:** Monday, August 25, 2025 5:59 PM  
**To:** Bradley Gasawski <[bradley.gasawski@co.kittitas.wa.us](mailto:bradley.gasawski@co.kittitas.wa.us)>  
**Subject:** Re: VA-25-00003 Gibbs - (Publishing) Notice of Application

**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.

Here's the proof of this legal notice; let us know if it meets with your approval by end of day Tuesday.

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**Jana Stoner - Publisher**

[legals@nkctribune.com](mailto:legals@nkctribune.com)

(509) 674-2511 ext. 7206

P.O. Box 308 | 807 W. Davis St., suite 101A

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**From:** Bradley Gasawski <[bradley.gasawski@co.kittitas.wa.us](mailto:bradley.gasawski@co.kittitas.wa.us)>

**Sent:** Monday, August 25, 2025 4:52 PM

**To:** Jana Stoner <[legals@nkctribune.com](mailto:legals@nkctribune.com)>

**Subject:** RE: VA-25-00003 Gibbs - (Publishing) Notice of Application

Thank you Jana.

Best,

Bradley

**Bradley Gasawski | Planner I**

Kittitas County Community Development Services | 411 N. Ruby St; Suite 2 | Ellensburg, WA 98926

Office: 509.962.7539

Email: [bradley.gasawski@co.kittitas.wa.us](mailto:bradley.gasawski@co.kittitas.wa.us)

If this is about a Public Records request, please go to <http://www.co.kittitas.wa.us/request/default.aspx> and fill out a request for public records through the GovQA portal.

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**From:** Jana Stoner <[legals@nkctribune.com](mailto:legals@nkctribune.com)>

**Sent:** Monday, August 25, 2025 9:31 AM

**To:** Bradley Gasawski <[bradley.gasawski@co.kittitas.wa.us](mailto:bradley.gasawski@co.kittitas.wa.us)>; Northern Kittitas County Tribune <[tribune@nkctribune.com](mailto:tribune@nkctribune.com)>

**Cc:** Jamey Ayling <[jamey.ayling@co.kittitas.wa.us](mailto:jamey.ayling@co.kittitas.wa.us)>; Zach Torrance-Smith <[zach.torrancesmith@co.kittitas.wa.us](mailto:zach.torrancesmith@co.kittitas.wa.us)>; Ellie Myers <[ellie.myers@co.kittitas.wa.us](mailto:ellie.myers@co.kittitas.wa.us)>

**Subject:** Re: VA-25-00003 Gibbs - (Publishing) Notice of Application

**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.

CONFIRMATION OF RECEIPT.

I will get a proof to you before Tuesday to review.



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**Jana Stoner - Publisher**

[legals@nkctribune.com](mailto:legals@nkctribune.com)

(509) 674-2511 ext. 7206  
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**From:** Bradley Gasawski <[bradley.gasawski@co.kittitas.wa.us](mailto:bradley.gasawski@co.kittitas.wa.us)>

**Sent:** Thursday, August 21, 2025 9:18 AM

**To:** Jana Stoner <[legals@nkctribune.com](mailto:legals@nkctribune.com)>; Northern Kittitas County Tribune <[tribune@nkctribune.com](mailto:tribune@nkctribune.com)>

**Cc:** Jamey Ayling <[jamey.ayling@co.kittitas.wa.us](mailto:jamey.ayling@co.kittitas.wa.us)>; Bradley Gasawski <[bradley.gasawski@co.kittitas.wa.us](mailto:bradley.gasawski@co.kittitas.wa.us)>; Zach Torrance-Smith <[zach.torrancesmith@co.kittitas.wa.us](mailto:zach.torrancesmith@co.kittitas.wa.us)>; Ellie Myers <[ellie.myers@co.kittitas.wa.us](mailto:ellie.myers@co.kittitas.wa.us)>

**Subject:** VA-25-00003 Gibbs - (Publishing) Notice of Application

Good Morning,

Please publish the attached legal in your paper as follows:

**Northern Kittitas County Tribune:** August 28, 2025

Please let me know if you have any questions or concerns.

Thanks,  
Bradley

**Bradley Gasawski | Planner I**

Kittitas County Community Development Services | 411 N. Ruby St; Suite 2 | Ellensburg, WA 98926

Office: 509.962.7539

Email: [bradley.gasawski@co.kittitas.wa.us](mailto:bradley.gasawski@co.kittitas.wa.us)

If this is about a Public Records request, please go to <http://www.co.kittitas.wa.us/request/default.aspx> and fill out a request for public records through the GovQA portal.

**KITTITAS COUNTY – NOTICE OF APPLICATION**

**Project Name (VA 25-00005):** Gibbs  
**Applicant:** Austin & Christy Gibbs

**Location:** The proposed project is located approximately 0.13 miles from the intersection of Fourth Parallel Road & Badger Pocket Road on Badger Pocket Road in Ellensburg, WA. The property is in Section 36, Township 17, Range 19 in Kittitas County. Map number 17-19-36051-0001. The property is 5.19 acres and is zoned Commercial Agriculture with a Commercial Agriculture land use designation.

**Proposal:** The applicant is requesting a zoning variance pursuant to KCC 17.84, from the 25’ required setback per KCC 17.31.070 to reduce a 25 foot setback to 10 foot on the rear lot line of the parcel to rebuild an existing garage damaged by fire. If the variance is approved, building into the setback would be permissible.

**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”, “View Active Applications”, & “VA-25-00005 Gibbs”. Materials 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 September 12, 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, however, you are encouraged to verify the fee amount prior to filing an appeal.

Designated Permit Coordinator (staff contact):  
**Bradley Gasawski**, Staff Planner: (509) 962-7539;  
email at [bradley.gasawski@co.kittitas.wa.us](mailto:bradley.gasawski@co.kittitas.wa.us).

Notice of Application: August 28, 2025  
Application Received: August 6, 2025  
Application Complete: August 21, 2025

Published NKC Tribune: August 28, 2025

(Published in the N.K.C. TRIBUNE, Aug. 28, 2025.)

APPROVED BY

DATE

Please sign and fax back to: (509) 674-5571

- Approved as shown.
- Approved with indicated changes.

**Line Legal**  
PUBLISH: 1 TIME

14.8” Line Legal (2x7.4)  
RUN DATE: AUG. 28, 2025

**Total cost = \$162.80**