

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: Gibbs VA-25-00005

NOTIFICATION OF: Notice of Decision

NOTIFICATION MAIL DATE: October 2, 2025

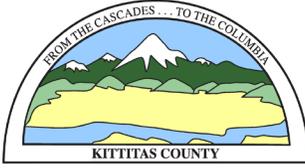
I certify that the following documentation:

- Notice of Application for Gibbs Zoning Variance

has been mailed 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



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CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

NOTICE OF DECISION

To: Applicant
Interested Parties (KCC 15A.06)

From: Bradley Gasawski, Staff Planner

Date: October 2, 2025

Subject: **Gibbs Zoning Setback Variance (VA-25-00005)**

Pursuant to RCW 36.70B.130 and KCC 15A.06, notice is hereby given that Kittitas County Community Development Services approves the Zoning Setback Variance for Austin & Christy Gibbs, landowner, to reduce the 25-foot rear lot line setback per KCC 17.31.070 to 10 feet to rebuild an existing garage damaged by fire. 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 is 17-19-36051-0001 and parcel number is 77677. The property is 5.19 acres and is zoned Commercial Agriculture with a Commercial Agriculture land use designation. Affected property owners may request a change in valuation for property tax purposes notwithstanding any program of revaluation.

An appeal of this land use decision must be filed within 10 working days by submitting specific factual objections and a fee of \$1670 to the Kittitas County Community Development Services at 411 N Ruby St Suite 2, Ellensburg, WA 98926. The appeal period deadline is **5:00 PM on October 15, 2025**.

The application, decision and related information may be examined during business hours at Kittitas County Development Services, 411 N Ruby St Suite 2, Ellensburg, WA 98926 or on the CDS website at <http://www.co.kittitas.wa.us/cds/land-use/default.aspx> under "Setback Variance" using the file "VA-25-00005 Gibbs".

If you have questions or need assistance, please contact Community Development Services at (509) 962-7539; email: bradley.gasawski@co.kittitas.wa.us, Staff Planner: Bradley Gasawski.

	Agency	Agency Contact Email	Notes
Kittitas County & Public Utility Districts	Kittitas County Fire Marshal	dan.young@co.kittitas.wa.us marvin.douvier.sh@co.kittitas.wa.us	
	Kittitas County Environmental Health	PublicHealthInspectors@co.kittitas.wa.us	
Kittitas County & Public Utility Districts	Kittitas County Public Works Kittitas County Airport	kelee.hodges.pw@co.kittitas.wa.us candie.leader@co.kittitas.wa.us tate.mahre@co.kittitas.wa.us jackie.sharp@co.kittitas.wa.us samantha.cox@co.kittitas.wa.us josh.fredrickson@co.kittitas.wa.us rebecca.cruse.pw@co.kittitas.wa.us Cameron.curtis@co.kittitas.wa.us	
	Tribal Agencies & WA DAHP	Snoqualmie Tribe	steve@snoqualmietribe.us dahp@snoqualmietribe.us adam@snoqualmietribe.us
State & Federal Agencies		Bonneville Power Administration	CMO cese@bpa.gov jcmurray@bpa.gov accastle@bpa.gov vlconnell@bpa.gov dxroddgers@bpa.gov

Additional
Contacts

Fire District
(Paste from
List)

Irrigation
District
Options

School
District
(Paste from
list)

Neighboring
City (if
applicable)

Bradley Gasawski

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@snoqualmtribe.us; dahp@snoqualmtribe.us; adam@snoqualmtribe.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; dxrogers@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

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 Decision
Gibbs Setback Variance
VA-25-00005

Pursuant to RCW 36.70B.130 and KCC 15A.06, notice is hereby given that Kittitas County Community Development Services approves the Zoning Setback Variance for Austin & Christy Gibbs, landowner, to reduce the 25-foot rear lot line setback per KCC 17.31.070 to 10 feet to rebuild an existing garage damaged by fire. 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 is 17-19-36051-0001 and parcel number is 77677. The property is 5.19 acres and is zoned Commercial Agriculture with a Commercial Agriculture land use designation. Affected property owners may request a change in valuation for property tax purposes notwithstanding any program of revaluation.

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The application, decision and related information may be examined during business hours at Kittitas County Development Services, 411 N Ruby St Suite 2, Ellensburg, WA 98926 or on the CDS website at <http://www.co.kittitas.wa.us/cds/land-use/default.aspx> under “Setback Variance” using the file “VA-25-00005 Gibbs”.

Notice of Decision:	October 2, 2025
Notice of Application:	August 28, 2025
Application Received:	August 6, 2025
Application Complete:	August 21, 2025
Published NKC Tribune:	October 2, 2025

Bradley Gasawski

From: Jana Stoner <legals@nkctribune.com>
Sent: Tuesday, September 30, 2025 3:02 PM
To: Bradley Gasawski; Northern Kittitas County Tribune
Cc: Jamey Ayling; Zach Torrance-Smith; Ellie Myers
Subject: Re: VA-25-00005 Gibbs - (Publishing) Notice of Decision Legal
Attachments: NOD Gibbs Setback VA-25-00005.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.

Bradley,
Here's the pdf proof of this legal notice; please let us know by end of day if there are any changes.
Jana

From: Bradley Gasawski <bradley.gasawski@co.kittitas.wa.us>
Date: Monday, September 29, 2025 at 9:34 AM
To: Northern Kittitas County Tribune <tribune@nkctribune.com>, Jana Stoner <legals@nkctribune.com>
Cc: Jamey Ayling <jamey.ayling@co.kittitas.wa.us>, Bradley Gasawski <bradley.gasawski@co.kittitas.wa.us>, Zach Torrance-Smith <zach.torrancesmith@co.kittitas.wa.us>, Ellie Myers <ellie.myers@co.kittitas.wa.us>
Subject: VA-25-00005 Gibbs - (Publishing) Notice of Decision Legal

Good Morning,

Please publish the attached legal in your paper as follows:

NKC Tribune: October 2, 2025

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

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

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.

Bradley Gasawski

From: Jana Stoner <legals@nkctribune.com>
Sent: Tuesday, September 30, 2025 2:13 PM
To: Bradley Gasawski; Northern Kittitas County Tribune
Cc: Jamey Ayling; Zach Torrance-Smith; Ellie Myers
Subject: Re: VA-25-00005 Gibbs - (Publishing) Notice of Decision Legal

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.

We will get this scheduled and send a proof later today.

Jana E. Stoner - Publisher / CEO
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

From: Bradley Gasawski <bradley.gasawski@co.kittitas.wa.us>
Date: Monday, September 29, 2025 at 9:34 AM
To: Northern Kittitas County Tribune <tribune@nkctribune.com>, Jana Stoner <legals@nkctribune.com>
Cc: Jamey Ayling <jamey.ayling@co.kittitas.wa.us>, Bradley Gasawski <bradley.gasawski@co.kittitas.wa.us>, Zach Torrance-Smith <zach.torrancesmith@co.kittitas.wa.us>, Ellie Myers <ellie.myers@co.kittitas.wa.us>
Subject: VA-25-00005 Gibbs - (Publishing) Notice of Decision Legal

Good Morning,

Please publish the attached legal in your paper as follows:

NKC Tribune: October 2, 2025

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

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

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**KITTITAS COUNTY – Notice of Decision
Gibbs Setback Variance (VA-25-00005)**

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Notice of Decision: October 2, 2025
Notice of Application: August 28, 2025
Application Received: August 6, 2025
Application Complete: August 21, 2025
Published NKC Tribune: October 2, 2025

(Published in the N.K.C. TRIBUNE, Oct. 2, 2025.)

9.6" Line Legal (2x4.8)

RUN DATE: OCT. 2, 2025

Total cost = \$105.60

APPROVED BY _____
DATE _____

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

- Approved as shown.
- Approved with indicated changes.

Line Legal
PUBLISH: 1 TIME

Bradley Gasawski

From: Bradley Gasawski
Sent: Wednesday, October 1, 2025 8:31 AM
To: Austin Gibbs
Cc: Bradley Gasawski; Jamey Ayling; Zach Torrance-Smith; Ellie Myers
Subject: VA-25-00005 Gibbs - Notice of Decision
Attachments: VA-25-00005 Gibbs - Notice - NOD Memo.pdf; VA-25-00005 Gibbs - Findings of Fact and Decision.pdf

Good Morning,

Please see the attached correspondence regarding the Zoning Variance permit (VA-25-00005) decision. The appeal date for the decision is October 15, 2025, at 5:00pm.

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

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