

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 0.20 acres and is zoned Residential with a LAMIRD 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.

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