



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926

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Office (509) 962-7506

“Building Partnerships – Building Communities”

NOTICE OF APPLICATION

Application Received: September 25, 2025
Application Complete: October 8, 2025
Notice of Application: October 16, 2025

Project Name: VA-25-00006 Schwartz

Applicant: Wendy and David Schwartz (landowner), Ian Garrity (authorized agent)

Location: One tax parcel (#600534 located at 1151 Wapiti Drive in Cle Elum, WA. Approximately 0.75 miles from the intersection of Wapiti Drive and Hundley Road. Section 22, Township 20, Range 14; Kittitas County parcel map number 20-14-22051-0003.

Proposal: The applicants are seeking a zoning variance to reduce the required 25-foot front setback, as outlined in KCC 17.30A.050, to 10 feet. This adjustment will allow for the construction of a single-family home and appurtenance while maintaining the mandatory shoreline buffer associated with the Yakima River. The subject property is zoned Rural 5 and has a land use designation of Rural Residential.

Materials Available for Review: The submitted application and related filed documents may be examined by the public on the CDS website at <https://www.co.kittitas.wa.us/cds/land-use/default.aspx> then navigate to “Zoning Variance”, “View Active Applications”, & “VA-25-00006 Schwartz”. Materials can also be examined by the public at the Kittitas County Community Development Services (CDS) office at 411 N. Ruby, Suite 2, Ellensburg, Washington, 98926.

Written Comments on this proposal can be submitted to CDS any time prior to **5:00 p.m. on October 31, 2025**. Under Title 17.60B, Zoning Variances are processed in an abbreviated administrative format, which does not involve 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. Appeals to an administrative land use decision may be filed within 10 working days with Kittitas County Community Development Services as an outline in Chapter 15A.07 of the Kittitas County Code. The current appeal fee is \$1670.

Permits Required: Zoning Variance, Shoreline Exemption, Flood Development Permit, Building Permit

Designated Permit Coordinator (staff contact): Ellie Myers, Planner I: (509) 962-7048; email at ellie.myers@co.kittitas.wa.us.