



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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"Building Partnerships – Building Communities"

April 29, 2010

Encompass Engineering and Surveying
108 East 2nd Street
Cle Elum, WA 98922

RE: NOTICE OF DECISION: KCWD 5 Variance (VA-10-00003)

Dear applicant:

The variance application submitted by Encompass Engineering and Surveying authorized agent for Kittitas County Water District #5, property owners, for a Structural Setback Variance to construct an arsenic treatment facility 1 foot from the front property line is hereby **APPROVED**. The site is located approximately 3 miles west of the City of Cle Elum, north of Interstate 90, east of Swallow Lane, and west of Prairie Lane, in a portion of Section 27, T20N, R14E, WM in Kittitas County, bearing Assessor's map number 20-14-27011-0001.

This approval is based on the variance criteria contained in the Kittitas County Zoning Code.

Findings for this approval are as follows:

Unusual circumstances or conditions apply to the property and/or the intended use that do not apply generally to other property in the area. The lot size, configuration, and the location of existing utility infrastructure necessitate the location of the arsenic treatment facility in the proposed location.

Such variance is necessary for the preservation and enjoyment of a substantial property right of the applicant possessed by owners of other properties in the same vicinity or district. Granting of this variance would allow the applicant to provide services necessary for the water district's customers.

The authorization of such variance will not be materially detrimental to the public welfare or injurious to property in this area. The proposed structure is by definition for the benefit of public health, safety, and welfare. No comments were received from other agencies or adjoining property owners objecting to the proposed variance. The structure shall be designed and constructed to insure that:

1. All development will comply with International Fire Code and Kittitas County Code
2. There will be no encroachment upon neighboring structures, tanks, or site improvements.
3. Rain and snow runoff will be contained on the subject parcel.
4. All applicable building codes and construction regulations shall be adhered to.

The granting of such variance will not adversely affect the realization of the comprehensive development pattern of this area. Granting this variance will enhance the existing development and well being of the area.

There is a 10 working day appeal period on this variance approval, ending **Thursday, May 13, 2010 at 5:00 P.M.** Such appeals are filed with the Kittitas County Board of Adjustment with a fee of \$500.00, 411 N. Ruby, Suite 2, Ellensburg, WA 98926. Timely appeals must present factual objections to the variance decision and may only be filed by parties with standing.

Sincerely,

Jeff Watson
Staff Planner
Community Development Services
(509) 933-8274

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