



# 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-21-00003) Ward

NOTIFICATION OF: Notice of Application

NOTIFICATION MAIL DATE: February 25, 2021

I certify that the following documentation:

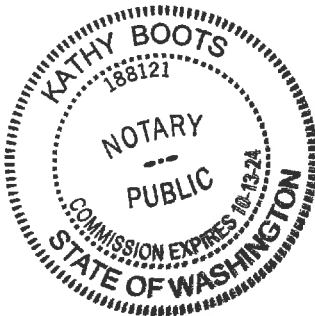
- Notice of Application for VA-21-00003 Ward Zoning Variance

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

Rachael Stevie  
Community Development Services Planner  
County of Kittitas  
State of Washington

Subscribed and sworn to before me this 25<sup>th</sup> day of February 2021



Kathy Boots  
Notary Public for the State of Washington residing  
in Ellensburg.

My appointment expires: 10-13-2024

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ORDER CONFIRMATION

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KC COMMUNITY DEVELOPMENT SERVICES  
411 N. RUBY ST, SUITE 2  
ELLENSBURG WA 98926

Start: 02/25/2021 Stop: 02/25/2021  
Times Ord: 1 Times Run: \*\*\*  
STD6 2.00 X 7.97 Words: 403  
Total STD6 15.94  
Class: 0001 LEGAL NOTICES  
Rate: LEG2 Cost: 139.16  
# Affidavits: 1

Contact: JEREMY JOHNSTON  
Phone: (509)962-7506  
Fax#:  
Email: jeremy.johnston@co.kittitas.  
Agency:

Ad Descrpt: N/APP VA-21-00003 WARD  
Given by: RACHAEL STEVIE  
P.O. #: VA-21-00003/R STEVIE  
Created: mwo18 02/18/21 12:53  
Last Changed: mwo18 02/18/21 12:59

PUB ZONE EDT TP RUN DATES  
DR A 97 S 02/25  
DRWN LEG2 97 S 02/25

AUTHORIZATION

Under this agreement rates are subject to change with 30 days notice. In the event of a cancellation before schedule completion, I understand that the rate charged will be based upon the rate for the number of insertions used.

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(CONTINUED ON NEXT PAGE)

DAILY RECORD/KITTITAS PUB  
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PO BOX 1570  
POCATELLO ID 83204  
(509)925-1414  
Fax (509)925-5696

ORDER CONFIRMATION (CONTINUED)

Salesperson: MEGAN WOODRUFF

Printed at 02/18/21 13:01 by mw018

Acct #: 84329

Ad #: 2043774

Status: New WHOLD WHOI

**Notice of Application  
Ward Setback Variance  
VA-21-00003**

NOTICE IS HEREBY given that Marcus Ward, landowner, submitted a Setback Variance application on January 27, 2021 pursuant to Kittitas County Code 17.84 on approximately .17 acres of land zoned Residential and located within the Snoqualmie Pass LAMIRD. The proposal requests a 5-foot reduction from the 25-foot front lot line setback requirement in KCC 17.16, for the construction of a residence, which would result in a 20-foot front lot line structural setback if the variance is approved. The subject property is parcel # 398535 located on Chamonix Place, approximately 0.05 miles from the intersection of Chamonix Place and Snoqualmie Drive in Snoqualmie Pass, WA in Section 15, Township 22, Range 11. Map number 22-11-15050-0131.

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 "Setback Variances" & "VA-21-00003 Ward". In an effort to mitigate the spread of COVID-19 and the Governor's Safe Start Plan, Kittitas County Community Development Services is currently in Phase 3 and open to the public in a limited capacity for file review, however we strongly encourage you to view the documents on our website as provided above.  
Phone: (509) 962-7637

Written Comments on this proposal can be submitted to CDS any time prior to 5:00 p.m. on March 12, 2021. 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 may 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 \$1540, however you are encouraged to verify fee prior to filing of an appeal.

Designated Permit Coordinator (staff contact): Rachael Stevie, Staff Planner: (509) 962-7637; email at [rachael.stevie.cd@co.kittitas.wa.us](mailto:rachael.stevie.cd@co.kittitas.wa.us)

Notice of Application: Thursday, February 25, 2021  
Application Received: Wednesday, January 27, 2021  
Application Complete: Thursday, February 18, 2021

Dated: Thursday, February 25, 2021  
Publish Daily Record: Thursday, February 25, 2021  
Published NKC Tribune Thursday, February 25, 2021

## Rachael Stevie (CD)

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**From:** Rachael Stevie (CD)  
**Sent:** Thursday, February 25, 2021 8:07 AM  
**To:** Pat Nicholson; Ryan McAllister; Kim Dawson; Julie Kjorsvik; Toni Berkshire; Jesse Cox; Holly Erdman; Lisa Lawrence; Patti Johnson; Candie Leader; Gail Weyand; 'Yakima Nation - Jessica'; 'Yakima Nation - J Marvin'; 'Yakama Nation'; 'Yakama Nation - Enviromental Review'; 'SEPA Register'; 'SEPA Unit'; 'DOE - gcle'; 'DOE - lowh'; 'migi461@ecy.wa.gov'; 'WDFW - Scott Downes'; 'WDFW - Jennifer Nelson'; 'WDFW - Elizabeth Torrey'; 'SEPA (DAHP)'; 'James E Brooks Library - Jorgenja'; 'James E Brooks Library - Nelmsk'; Mike Flory; Douglas Mitchell; Jeremy Larson; Steph Mifflin; 'WA State Department of Health - Russell'; 'becky.kennedy@dnr.wa.gov'; 'cindy.preston@dnr.wa.gov'; 'rivers@dnr.wa.gov'; 'Allison Kimball (brooksideconsulting@gmail.com)'; ' (tribune@nkctribune.com)'; 'terry@nkctribune.com'; 'mgallagher@kvnews.com'; 'legals@kvnews.com'; 'deborah.j.knaub@usace.army.mil'; 'Hendrix, Leah D'; 'mark.a.gradwohl.civ@mail.mil'; 'Kimberly.peacher@navy.mil'; 'chandod@eastonsd.org'; 'simonettam@eastonsd.org'; 'Jay Wiseman (JWiseman@SnoqualmiePassFireRescue.org)'; 'kdkistler@bpa.gov'; 'klarned@fs.fed.us'; 'prilucj@wsdot.wa.gov'; 'kaiserm@wsdot.wa.gov'; 'Jacob Prilucik'; 'Lynn.Harmon@PARKS.WA.GOV'  
**Cc:** 'seaward206@gmail.com'; Jeremy Johnston; Kelly Bacon (CD)  
**Subject:** VA-21-00003 Ward - Notice of Application  
**Attachments:** VA-21-00003 Ward NOA.pdf

Good morning,

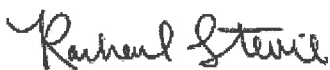
CDS is requesting comment on the following Setback Variance application VA-21-00003 Ward. Links to the file materials can be found below. The comment period will end Friday, March 12, 2021 at 5pm. CDS will assume your agency does not wish to provide comment if not received by this date. Links to the file materials can be found below. Please let me know if you have any issues accessing the materials.

[VA-21-00003 Ward - Internal](#)

[VA-21-00003 Ward - External](#)

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 "Setback Variances" and then the Project File Number "VA-20-00003 Ward".

Thank you,



Planner I  
Kittitas County  
Community Development Services  
411 N. Ruby Street; Suite 2  
Ellensburg, WA 98926  
509-962-7637  
[rachael.stevie.cd@co.kittitas.wa.us](mailto:rachael.stevie.cd@co.kittitas.wa.us)

**Please Note:** In an effort to mitigate the spread of COVID-19 and the Governor's "Safe Start" reopening plan, Kittitas County Community Development Services is currently in Phase 3 and is open to the public in a limited capacity. At this time many of us are

ARENTZ, MATTHEW 1201 SNOQUALMIE DRIVE SNOQUALMIE PASS, WA 98068	ASAY, MARK L 20 KITZBUHEL PL SNOQUALMIE PASS, WA 98068	BAER, MATTHIAS & ANDREA R 5723 30TH AVE NE SEATTLE, WA 98105-5523
BARKER, JAMES W 5813 TERRACE HEIGHTS DR YAKIMA, WA 98901-9794	BARTLESON, GEORGE & SUSAN 3175 KAWALKER LANE SAN JOSE, CA 95127-1013	BASSETT, BYRON F & LOIS R 4120 SW 322ND ST FEDERAL WAY, WA 98023-2417
BENEDETTI, ROBERT W & JULIA M 27228 KENT KANGLEY RD SE RAVENSDALE, WA 98051	BERLIN, DANIEL L PO BOX 988 NORTH BEND, WA 98045-0988	BROWN, JASON A PO BOX 95 SNOQUALMIE PASS, WA 98068-0095
CIAPALA, BARBARA 27307 SE DUTHIE HILL RD ISSAQUAH, WA 98029-9121	CROUSE, DAVID L & DONNA W 2989 258TH PL SE SAMMAMISH, WA 98075-9117	DEUTSCHE ALT-A SECURITIES INC MORT LOAN TRUST 1 MORTGAGE WAY EAST PEAK DEVELOPMENT LLC
DIAZ, MARC ETUX PO BOX 5 SNOQUALMIE PASS, WA 98068-0005	EARLE, DAVID L EARLE SEPARATE SHARE TRUST 3617 24TH ST GHEORGHIU, ZINCA & COSTICA	401 N 36TH ST STE 201 SEATTLE, WA 98103-8630 GIERKE, BRIAN ETUX
FERLEMAN, KYLE 180 CHAMONIX PL SNOQUALMIE PASS, WA 98068	3213 104TH PL SE EVERETT, WA 98208-4536	8501 SE 71ST ST MERCER ISLAND, WA 98040
GRILLO, RICHARD S JR PO BOX 91 SOUTH CLE ELUM, WA 98943	HALVORSON, MICHAEL J ETUX 1820 WARREN AVE N SEATTLE, WA 98109	HARCUS, RICK ETUX PO BOX 95 SNOQUALMIE PASS, WA 98068
HARDY, KIMBERLY & AARON 609 E LONDON CT ROUND LAKE, IL 60073-4924	HEDGES, DANIEL E & LINDA S 10815 NE 60TH ST KIRKLAND, WA 98033-7531	HELLING, RYAN M & AUTUMN A 7001 SEAVIEW AVE STE NW 160-310 SEATTLE, WA 98117-6021
HUNTER/BECKER LLC 3202 TYEE DR W UNIVERSITY PLACE, WA 98466-1600	JAMES, MICHAEL & TASHA PO BOX 1278 SNOQUALMIE PASS, WA 98068-1278	JEWETT, RICKY LEE 6536 W ROBERTSON DR BOISE, ID 83709-2177
KAREN A PEASE YEAR 2001 REVOCABLE LIVING TRUST 14702 77TH ST E	KARRIKER, STEPHANIE & JASON 8300 SE 83RD ST MERCER ISLAND, WA 98040-5645	KIMBALL EXEMPT FAMILY TRUST 8494 NE HIDDEN COVE RD BAINBRIDGE ISLAND, WA 98110-4101

KINCHEN, BARBARA A. 1221 MINOR AVE #908 SEATTLE, WA 98101	KROL, CHRISTOPHER M ETUX 2113 94TH AVE NE BELLEVUE, WA 98004	KROSSA, K DWIGHT ETUX 6126 130TH AVE NE KIRKLAND, WA 98033
LADD, DEBORAH 6041 53RD AVE NE SEATTLE, WA 98115-7715	LASKER, ROBERT 4416 GREENWOOD AVE N SEATTLE, WA 98103	LEVANDER, BRENT A ETUX 25121 13TH PL S DES MOINES, WA 98198
LITTLE, CHARLES SCOTT & LISA MARIE 3802 N ADAMS ST TACOMA, WA 98407-5724	LUXURIOUS VACATION HOME LLC 29814 111TH AVE SE AUBURN, WA 98092-2517	MAGNUSON, JAMES 1301 MONROE AVE NE RENTON, WA 98056-3316
MAGRANE, MARK G. ETUX 22841 NE 42ND ST REDMOND, WA 98053	MCCABE, CASEY ETUX 3256 S 360TH AUBURN, WA 98001	MCFARLAND, JONATHAN & JESSICA 6205 WOODLAWN AVE N SEATTLE, WA 98103-5716
MELLOR, KERRY 80 ARLBERG PL SNOQUALMIE PASS, WA 98068	MESHER, STEWART N. 11920 LA BARZOLA BEND AUSTIN, TX 78738	MOORE, ERIC & NICHOLE 8319 131ST STREET CT E PUYALLUP, WA 98373-5401
NEBBITT, E BRUCE TRUSTEE 4520 LATONA AVE NE SEATTLE, WA 98105	PENG, JIN 7236 91ST AVE SE MERCER ISLAND, WA 98040-5802	PETERSON, KEVIN D 7441 GATEWOOD RD SW SEATTLE, WA 98136-2116
POGUE, PAUL 25111 SE 42ND DR ISSAQUAH, WA 98029-5789	POLLARD, STEPHEN E. ETUX 16852 NE 40TH ST REDMOND, WA 98052	POTYONDY, LOUIS & JAIME 11512 GRAVELLY LAKE DR SW LAKEWOOD, WA 98499-1406
POWERS, WILLIAM J JR ETUX PO BOX 73 SNOQUALMIE PASS, WA 98068	PROFITT-SCHRAG, DAWN 2489 NE IVY WAY ISSAQUAH, WA 98029	RAINS, BRIGITT 810 DEXTER AVE N APT 745 SEATTLE, WA 98109-5931
RANDLES, MATTHEW D & MERIDETH A 1920 4TH AVE UNIT 2601 SEATTLE, WA 98101-5126	ROBERTS, JAMES & 2540 SHORELAND DR S SEATTLE, WA 98144-5633	SAMMET, JAMES & EMILY PO BOX 214 SNOQUALMIE PASS, WA 98068-0214
SAMMET, JAMES S ETUX 39 SNOQUALMIE DR SNOQUALMIE PASS, WA 98068	SHARP, ELIZABETH A 6209 53RD AVE NE SEATTLE, WA 98115-7717	SHORT, KENT S 24106 102ND PL W EDMONDS, WA 98020-5716

SKI LIFTS INC

PO BOX 1068

SNOQUALMIE PASS, WA 98068-1068

STEVENS, MICHAEL & SHANNON

14311 NE 16TH PLACE

BELLEVUE, WA 98007

TREWET, JELENE R ETVIR &

14518 152ND PL SE

RENTON, WA 98059-7342

WEBER, KRISTIN & LEONARD

15314 BEACH DR NE

LAKE FOREST PARK, WA 98155-7727

WOODMAN, T GREGORY &

6041 53RD NE

SEATTLE, WA 98115

SNOPASS SF LOFTS LLC

401 N 36TH ST

SEATTLE, WA 98103-8630

STREHLER, RETO JURG

PO BOX 551

UNION, WA 98592-0551

WALLACE INVESTMENT PROPERTIES  
LLC

330 112TH AVE NE STE 200

WELCH, JEREMY J

14435 SE 19TH PL

BELLEVUE, WA 98007-6008

STAR GAZER PROPERTIES LLC

580 FRONT ST S UNIT B307

ISSAQUAH, WA 98027-4279

THORNE, DANIEL

2422 W. LYNN ST

SEATTLE, WA 98199-3521

WARD, MARCUS

7210 SE 29TH ST

MERCER ISLAND, WA 98040-2607

WONG, DAVID

1607 S WINTHROP ST

SEATTLE, WA 98144-5824