



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-23-00001) Casal

NOTIFICATION OF: Notice of Application

NOTIFICATION MAIL DATE: February 2, 2023

I certify that the following documentation:

- Notice of Application for VA-23-00001 Casal 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.

Kelly Bacon

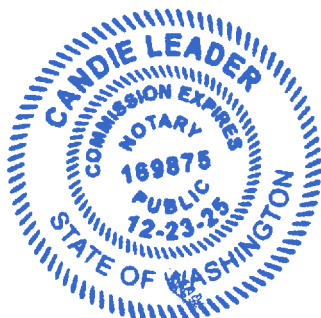
Signature

Kelly Bacon
Community Development Services Planner I
County of Kittitas
State of Washington

Subscribed and sworn to before me this 2nd day of February, 2023

Candie Leader

Candie Leader
Notary Public for the State of Washington residing
in Ellensburg.



My appointment expires: 12.23.2025

**Notice of Application
Casal Setback Variance
VA-23-00001**

NOTICE IS HEREBY given that Michael Casal, landowner, submitted a Setback Variance application on January 13, 2023 pursuant to Kittitas County Code 17.84 on .13 acres of land zoned LAMIRD's Type 1 - Residential within a LAMIRD land use designation. The proposal requests a 4-foot reduction to the 25-foot front lot line setback as required in Kittitas County Code 17.16.060; allowing for the construction of side retaining walls, as well as a 4-foot deep overhang on the residence. This would result in an 21-foot structural setback from the south property line if the variance is approved. The subject property is parcel # 477935 (Lot 11 of Conifer Estates subdivision) located on N. Olson Drive, approximately 0.03 miles north from the intersection of Kearny Drive and N. Olson Drive in Snoqualmie Pass, WA in Section 09, Township 22, Range 11. Map number 22-11-09050-0111.

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-23-00001 Casal" or in person at 411 N Ruby St. Suite 2, Ellensburg, WA 98926 during regular business hours. Phone: (509) 962-7539

Written Comments on this proposal can be submitted to CDS any time prior to 5:00 p.m. on **February 17, 2023**. 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 \$1550, however you are encouraged to verify fee prior to filing of an appeal.

Designated Permit Coordinator (staff contact): Kelly Bacon, Staff Planner: (509) 962-7539; email at kelly.bacon.cd@co.kittitas.wa.us

Notice of Application:	February 2, 2023
Application Received:	January 13, 2023
Application Complete:	January 27, 2023

Dated:	February 2, 2023
Published Daily Record	February 2, 2023
Published NKC Tribune	February 2, 2023



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

NOTICE OF APPLICATION

Notice of Application: Thursday, February 2, 2023

Application Received: Friday, January 13, 2023

Application Complete: Friday, January 27, 2023

Project Name (VA-23-00001): Casal Setback Variance

Applicant: Michael Casal (Landowner)

Location: The subject property is parcel # 477935 (Lot 11 of Conifer Estates subdivision) located on N. Olson Drive, approximately 0.03 miles north from the intersection of Kearny Drive and N. Olson Drive in Snoqualmie Pass, WA in Section 09, Township 22, Range 11. Map number 22-11-09050-0111.

Proposal: The proposal requests a 4-foot reduction to the 25-foot front lot line setback as required in Kittitas County Code 17.16.060; allowing for the construction of side retaining walls, as well as a 4-foot-deep overhang on the residence. This would result in a 21-foot structural setback from the south property line if the variance is approved. The property is zoned LAMIRD Type 1 - Residential in a LAMIRD Land Use designation.

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 "Setback Variance" & "VA-23-00001 Casal". They 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: 509-962-7539

Written Comments on this proposal can be submitted to CDS any time prior to 5:00 p.m. on **February 17, 2023**. 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 \$1550, however you are encouraged to verify fee prior to filing of an appeal.

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Joe.dietzel@co.kittitas.wa.us

Kittitas County Sheriff's Dept.
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Kittitas County Board of County
Commissioners
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Kittitas County Code Enforcement
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Kittitas County Environmental Health
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Kittitas County Solid Waste Programs
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Department of Ecology
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(Only use Register for Non-SEPA
Applications/Use PORTAL for SEPA
Required Projects)
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Kittitas County Building Dept.
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Steph.mifflin@co.kittitas.wa.us

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russell.mau@doh.wa.gov
brietta.carter@doh.wa.gov (Add this and
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Jenae.N.Churchill@usace.army.mil

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Northwest Training Range Complex
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Robert.d.bright10.civ@army.mil

Kittitas County Assessor
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Christine.garcia@co.kittitas.wa.us

Snoqualmie Tribe
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dahp@snoqualmietribe.us
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sam.rushing@colvilletribes.com
connor.armi.hsy@colvilletribes.com

Kittitas County P.U.D.
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Puget Sound Energy
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Bonneville Power Administration
Dtsmith@BPA.gov

Forest Service
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Washington State DOT
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SCPlanning@wsdot.wa.gov
AviationLandUse@wsdot.wa.gov

Washington State Parks
ken.graham@parks.wa.gov
PO Box 42650
Olympia, WA 98504-2650

Kittitas Valley Healthcare
Attn: CEO
603 S. Chestnut Street
Ellensburg, WA 98926
(mailed)

CITY OF CLE ELUM
mengelhart@cleelum.gov
kswanson@cleelum.gov
vamick@cleelum.gov
planning@cleelum.gov

BUREAU OF LAND MANAGEMENT
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WENATCHEE WA 98801
(mailed)

KCFD #51 (Snoq. Pass)
PO Box 99
Snoqualmie Pass, WA 98068
jwiseman@snoqualmiepassfirerescue.org

Federal Aviation Administration (FAA)
Ilon.Logan@faa.gov

Kelly Bacon (CD)

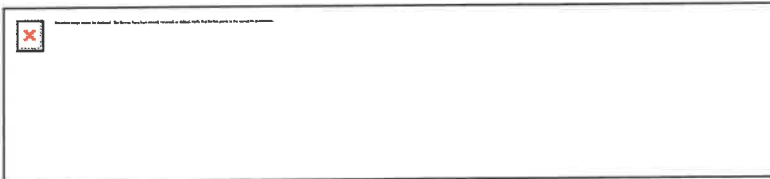
From: Northern Kittitas County Tribune <tribune@nkctribune.com>
Sent: Monday, January 30, 2023 8:45 PM
To: Kelly Bacon (CD)
Subject: Re: (Publishing) Notice of Application - VA-23-00001 Casal

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 RECEIPT:

Thank you for sharing your Notice with Upper Kittitas County citizens. We have received your email and your notice will be published as requested.

Sincerely,
Terry Hamberg
Publisher



Northern Kittitas County Tribune
P.O. Box 308
Cle Elum, WA 98922
(509) 674-2511
fax: (509) 674-5571
tribune@nkctribune.com

From: "Kelly Bacon (CD)" <kelly.bacon.cd@co.kittitas.wa.us>
Date: Monday, January 30, 2023 at 10:24 AM
To: "'legals@kvnews.com'" <legals@kvnews.com>, 'Megan Breckenridge'

<mbreckenridge@kvnews.com>, Northern Kittitas County Tribune <tribune@nkctribune.com>
Subject: (Publishing) Notice of Application - VA-23-00001 Casal

Good morning,

Please publish the attached as requested.

Thank you!

Kelly Bacon

Planner I

Kittitas County Community Development Services

411 N. Ruby Street, Ste 2

Ellensburg, WA 98926

Office: (509) 962-7539

Kelly.bacon.cd@co.kittitas.wa.us

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message id: 38eb45916c6dcbdac24bb8719d004a14

Kelly Bacon (CD)

From: Kelly Bacon (CD)
Sent: Monday, January 30, 2023 11:09 AM
To: Megan Breckenridge
Subject: RE: 329149 / Re: (Publishing) Notice of Application - VA-23-00001 Casal

Megan, the proof looks great.

Thank you, and Happy Monday!

Kelly Bacon

Planner I
Kittitas County Community Development Services
411 N. Ruby Street, Ste 2
Ellensburg, WA 98926
Office: (509) 962-7539
kelly.bacon.cd@co.kittitas.wa.us

If this is a Public Records Request, please go to <https://www.co.kittitas.wa.us/request/default.aspx> and fill out a request for public records through the GovQA portal.

From: Megan Breckenridge <mbreckenridge@kvnews.com>
Sent: Monday, January 30, 2023 10:39 AM
To: Kelly Bacon (CD) <kelly.bacon.cd@co.kittitas.wa.us>
Subject: Ad: 329149 / Re: (Publishing) Notice of Application - VA-23-00001 Casal

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.

Good morning, Kelly,

I hope you had a nice weekend!

Please see attached for your legal proof scheduled to run on February 2.

Please let me know if you need any changes or if you approve.

Thank you!

Megan Breckenridge

Advertising Assistant

Ellensburg Daily Record

Office: (509) 925-1414, ext. 570253

Direct Dial: (509) 204-8250

mbreckenridge@kvnews.com / legals@kvnews.com

[MY OFFICE HOURS: MON-FRI: 8:00am-4:00pm]

From: Kelly Bacon (CD) <kelly.bacon.cd@co.kittitas.wa.us>

Sent: Monday, January 30, 2023 10:24 AM

To: KVNews Legals <legals@kvnews.com>; Megan Breckenridge <mbreckenridge@kvnews.com>;

'tribune@nkctribune.com' <tribune@nkctribune.com>

Subject: (Publishing) Notice of Application - VA-23-00001 Casal

CAUTION, this email originated from outside the organization.

Good morning,

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Ellensburg, WA 98926

Office: (509) 962-7539

Kelly.bacon.cd@co.kittitas.wa.us

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ADVERTISING PROOF

401 N Main St,
 Ellensburg, WA 98926
 Ph. (509) 204-8250 Fax: (907) 452-5054

BILLING DATE:	ACCOUNT NO:
01/30/23	50096

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

AD #	DESCRIPTION	START	STOP	TIMES	AMOUNT
329149	Notice of Applicatio	02/02/23	02/02/23	2	\$161.75

Payments:

Date	Method	Card Type	Last 4 Digits	Check	Amount
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Discount: **\$0.00**
 Surcharge: **\$0.00**
 Credits: **\$0.00**

Gross: **\$161.75**
 Paid Amount: **\$0.00**

Amount Due: \$161.75

We Appreciate Your Business!

**Notice of Application
Casal Setback Variance
VA 23-00001**

NOTICE IS HEREBY given that Michael Casal, landowner, submitted a Setback Variance application on January 13, 2023 pursuant to Kittitas County Code 17.84 on .13 acres of land zoned LAMIRD's Type 1 - Residential within a LAMIRD land use designation. The proposal requests a 4-foot reduction to the 25-foot front lot line setback as required in Kittitas County Code 17.16.060; allowing for the construction of side retaining walls, as well as a 4-foot deep overhang on the residence. This would result in an 21-foot structural setback from the south property line if the variance is approved. The subject property is parcel # 477935 (Lot 11 of Conifer Estates subdivision) located on N. Olson Drive, approximately 0.03 miles north from the intersection of Kearny Drive and N. Olson Drive in Snoqualmie Pass, WA in Section 09, Township 22, Range 11. Map number 22-11-09050-0111.

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Designated Permit Coordinator (staff contact): Kelly Bacon, Staff Planner: (509) 962-7539; email at kelly.bacon.cd@co.kittitas.wa.us

Notice of Application: February 2, 2023
Application Received: January 13, 2023
Application Complete: January 27, 2023

Dated: February 2, 2023

PUBLISH: NKC Tribune: February 2, 2023

PUBLISH: Daily Record: February 2, 2023 / LEGAL #: 329149

Kelly Bacon (CD)

From: Kelly Bacon (CD)
Sent: Thursday, February 2, 2023 8:46 AM
To: Joe Dietzel; Kim Dawson; George Long; Julie Kjorsvik; Toni Berkshire; PublicHealth Inspectors; Lisa Lawrence; Patti Stacey; Kelee Hodges; Candie Leader; David Ohl; Codi Fortier; Yakama Nation - Environmental Review; Corrine Camuso; Jessica Lally; Noah Oliver; Casey Barney; Kozj; matj; barh; SEPA Register; 'tebu461@ecy.wa.gov'; DOE - lowh; 'FormerOrchards@ecy.wa.gov'; 'wendy.neet@ecy.wa.gov'; 'crosepa@ecy.wa.gov'; 'Carp, Lizzie (ECY)'; WDFW - Scott Downes; WDFW - Jennifer Nelson; WDFW - Elizabeth Torrey; WS DAHP ; James E Brooks Library - Jorgenja; James E Brooks Library - Nelmsk; Jeremy Larson; Steph Mifflin; WA State Department of Health - Russell; 'brietta.carter@doh.wa.gov'; 'Tom Hastings'; 'rivers@dnr.wa.gov'; 'brenda.young@dnr.wa.gov'; 'luke.warthen@dnr.wa.gov'; 'SEPACENTER@dnr.wa.gov'; 'MARTIN.MAUNEY@dnr.wa.gov'; 'scott.chambers@dnr.wa.gov'; 'Allison Kimball (brooksideconsulting@gmail.com)'; '(tribune@nkctribune.com)'; 'terry@nkctribune.com'; 'Megan Breckenridge'; 'legals@kvnews.com'; 'deborah.j.knaub@usace.army.mil'; 'jenae.N.Churchill@usace.army.mil'; 'Hendrix, Leah D'; 'mark.a.gradwohl.civ@mail.mil'; 'Kimberly.peacher@navy.mil'; 'robert.d.bright10.civ@army.mil'; Haley Mercer; Christy Garcia; Snoqualmie Tribe - Steve; Snoqualmie Tribe - dahp; 'adam@snoqualmietribe.us'; Guy Moura; Sam Rushing; 'connor.armi.hsy@colvilletribes.com'; 'matt.boast@kittitaspud.com'; 'brian.ingalls@pse.com'; 'dtsmith@bpa.gov'; 'kimberly.larned@usda.gov'; 'Jacob.Prilucik@wsdot.wa.gov'; 'SCPlanning@wsdot.wa.gov'; 'aviationlanduse@wsdot.wa.gov'; 'ken.graham@parks.wa.gov'; 'mengelhart@cleelum.gov'; 'kswanson@cleelum.gov'; 'vamick@cleelum.gov'; 'planning@cleelum.gov'; 'Jay Wiseman (JWiseman@SnoqualmiePassFireRescue.org)'; 'ilon.logan@faa.gov'
Cc: Dan Carlson; Jeremiah Cromie; Chace Pedersen; casal1987@gmail.com
Subject: Notice of Application - VA-23-00001 Casal
Attachments: VA-23-00001 Casal NOA.pdf

Good morning,

CDS is requesting comments on Setback Variance application VA-23-00001 Casal. Links to the file materials can be found below. The comment period will end on Friday, February 17, 2023 at 5pm. CDS will assume your agency does not wish to provide comments if not received by this date. Please let me know if you have any issues accessing the application materials.

Internal: [VA-23-00001 Casal](#)

External: [VA-23-00001 Casal](#)

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-23-00001 Casal".

Thank you,

Kelly Bacon

Planner I

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Office: (509) 962-7539
Kelly.bacon.cd@co.kittitas.wa.us