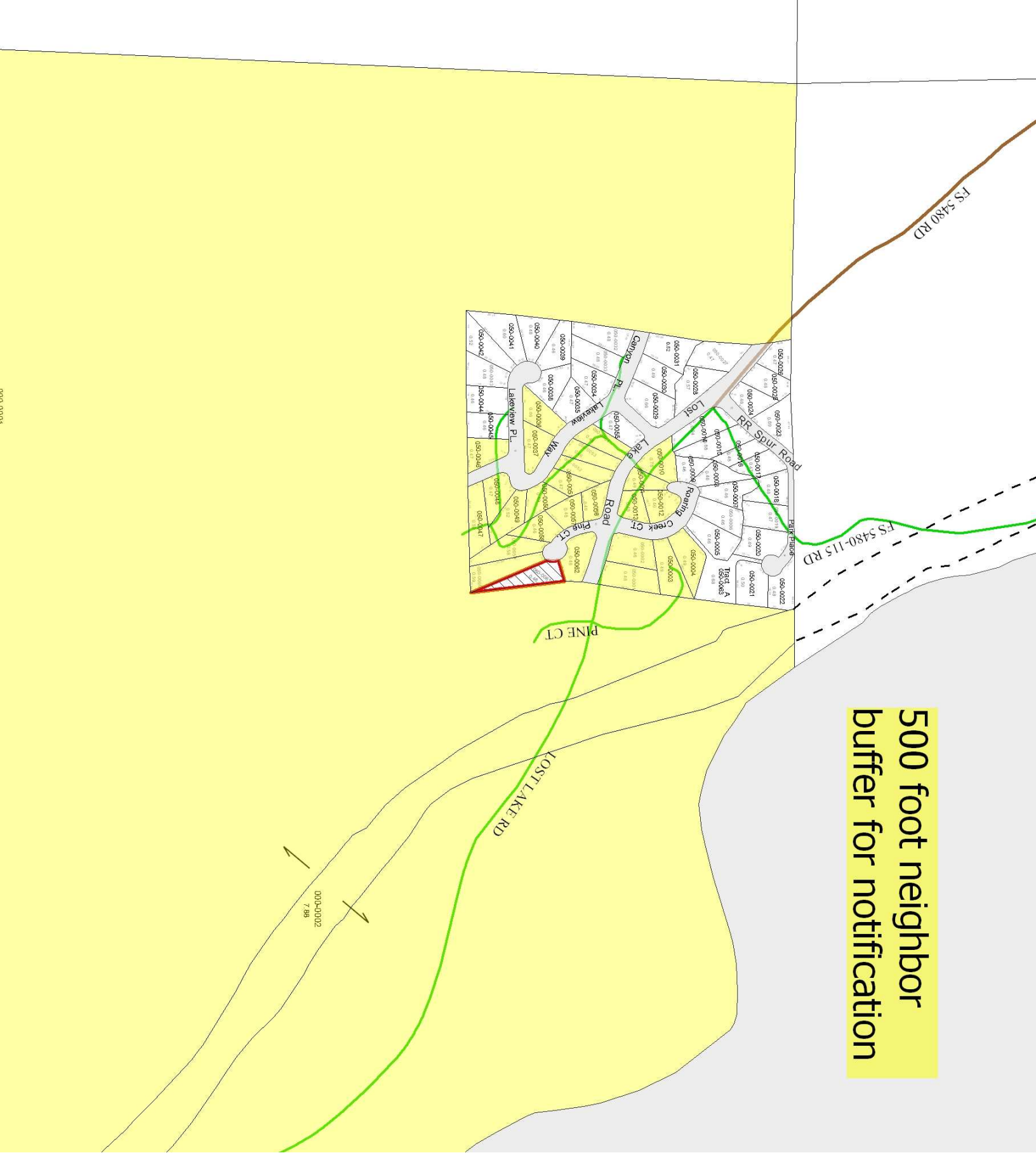


**500 foot neighbor  
buffer for notification**







LAKEVIEW WAY

ROARING CREEK CT

LOST LAKE RD

PINE CT

LAKEVIEW WAY

LAKEVIEW PL



# Notification Mailing Labels

KEMPH, LAWRENCE E  
4320 196TH ST SW  
PMB B-612  
LYNNWOOD WA 98036-

HAMMERMASTER, BRADLEY E  
ETUX  
PO BOX 1178  
ISSAQUAH WA 98027

KROHN, KORY A ETUX  
27015 SE 171 ST  
ISSAQUAH, WA 98027-

YOUNGERS, PATRICK A ETUX  
11432 109TH NE  
KIRKLAND WA 98033

JOHNSON, RUSSELL J ETUX &  
CHAFFEE, JOE  
38130 SE NORTHERN ST  
SNOQUALMIE WA 98065-

JOHNSON, RUSSELL J ETUX  
38130 SE NORTHERN ST  
SNOQUALMIE WA 98065

EASLEY, THOMAS A  
2611 181ST AVE NE  
REDMOND WA 98052-

MOREHOUSE, ROBERT ETUX  
PO BOX 784  
EASTON, WA 98925-

ADAMS, DANIEL J  
% PETERSON, J & VERDIN, C  
516 BEACH DR  
SNOHOMISH WA 98290-

BLUM, LARRY J ETUX  
PO BOX 2326  
GIG HARBOR WA 98335-

POREBSKI, HENRY ETUX  
8711 197TH ST CT E  
SPANAWAY WA 98387-

POREBSKI, HENRY ETUX  
8711 197TH ST CT E  
SPANAWAY WA 98387-

VASILIADES, MICHAEL ETUX  
11027 PHINNEY AVE N  
SEATTLE WA 98133

FITTERER, RICHARD C ETUX  
322 N CRESTVIEW  
MOSES LAKE WA 98837

HOLLIBAUGH, CHARLENE E  
TRUSTEE  
12514 54TH AVE NE  
MARYSVILLE WA 98271-

PULAWSKI, PETE  
1523 19TH AVE S  
SEATTLE WA 98144

Bonneville Power Administration  
Lesli Olson  
2410 E Hawthorne Rd.  
Mead, WA 99021

LARRIGAN, JOHN W. ETUX  
4111 SE 1ST PLACE  
RENTON WA 98059

Kittitas County Department of Public  
Health

RONNELL, RONALD ETUX  
10618 428TH SE  
NORTH BEND WA 98045

MILLER, RONALD L ETUX  
10300 BETHEL BURLEY RD  
PORT ORCHARD WA 98367

USA (DOA)  
DEPT OF AGRICULTURE  
21905 - 64TH AVE WEST  
MOUNTLAKE TERRACE WA  
98043

STATE OF WASH (PARKS & REC)  
7150 CLEANWATER LN  
OLYMPIA WA 98504

COOK, JAMES E ETUX  
117 NW 203RD  
SHORELINE WA 98177

EASLEY, CALEB &  
JENSEN, JESSE L  
7495 159TH PL NE  
REDMOND WA 98052-

SNY, BRENT A. ETUX  
2200 WILSON CREEK RD  
ELLENSBURG WA 98926

LARRIGAN, RICHARD A ETUX  
PO BOX 1164  
ELLENSBURG WA 98926

Kittitas County Department of Public  
Works

Kittitas County Fire Marshall

Kittitas County Code Enforcement

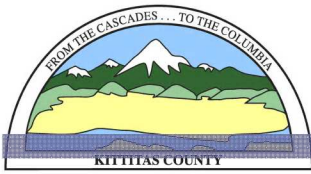
**Notice of Application  
Poulin Zoning Setback Variance (VA-09-00005)**

NOTICE IS HEREBY given that David and Alice Marie Poulin, landowners, submitted a complete application on March 30, 2009 for a Zoning Setback Variance pursuant to Kittitas County Code 17.84.010 on approximately .48 acres of land that is zoned Commercial Forest. The application was deemed complete on April 23, 2009. The subject property is located west of the City of Roslyn, south of Lost Lake Road, west of Pine Court Road, and east of Lake View Way Road, in a portion of Section 11, T21N, R11E, WM in Kittitas County, bearing Assessor's map number 21-11-11050-0061.

Any person desiring to express their views or to be notified of the action taken on this application should contact Kittitas County Community Development Services (CDS). The submitted application and related filed documents may be examined by the public at the Community Development Services office between 8:00 am and 5:00 pm at 411 N. Ruby Street, Suite 2, Ellensburg, WA 98926, or on the CDS website at <http://www.co.kittitas.wa.us/cds/current/>.

Please send any comments regarding this application prior to Friday, May 15, 2009 at **5:00 pm** to Kittitas County Community Development Services, 411 N Ruby, Suite 2, Ellensburg, WA. Attention: Jeff Watson, Staff Planner

Dated: April 24, 2009  
Publish: April 30, 2009, Daily Record



# KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

[cds@co.kittitas.wa.us](mailto:cds@co.kittitas.wa.us)

Office (509) 962-7506

Fax (509) 962-7682

"Building Partnerships – Building Communities"

## **NOTICE OF APPLICATION**

(Pursuant to Kittitas County Code 15A.03.060)

**To:** Interested Departments & Agencies with Jurisdiction  
Adjacent property owners  
Applicant

**From:** **Jeff Watson, Staff Planner**

**Date:** **4/23/2009**

**Subject:** **Poulin Zoning Setback Variance, VA-09-00005**

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On March 30, 2009, David and Alice Marie Poulin submitted a Zoning Setback Variance application which was deemed complete on April 23, 2009 by Kittitas County Community Development Services staff. The application is for a 175 foot variance on the front, 195 foot variance on the sides, and a 175 foot variance on the rear on .48 acres of land that is zoned Commercial Forest. The subject property is located west of the City of Roslyn, south of Lost Lake Road, west of Pine Court Road, and east of Lake View Way Road, in a portion of Section 11, T21N, R11E, WM in Kittitas County, bearing Assessor's map number 21-11-11050-0061. See attached vicinity map. No other permits are associated with this Short Plat.

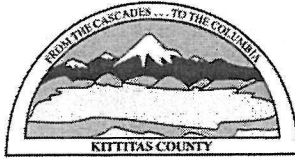
The complete submitted application and related filed documents may be examined by the public at the Community Development Services office at 411 N Ruby Street, Suite 2, Ellensburg, WA 98926, as well as on the Community Development Services website at [www.co.kittitas.wa.us/cds/current/](http://www.co.kittitas.wa.us/cds/current/). If you do not have internet access, or are unable to view the complete application at Community Development Services in person, one will be mailed on request.

Under Title 15A.03.080, Zoning Setback Variance applications 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. Appeals to an administrative land use decision may be filed within 10 working days with the board of county commissioners as outline in Chapter 15A.07 of the Kittitas County Code. The current appeal fee is \$500<sup>00</sup>.

All comments on this application must be addressed to the designated permit coordinator at :

Attn: **Jeff Watson**  
Kittitas County Community Development Services  
411 N Ruby Street, Suite 2  
Ellensburg, WA 98926





KITTTAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTTAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

ZONING STRUCTURAL SETBACK VARIANCE APPLICATION

(To place a structure closer to property line than allowed)

KITTTAS COUNTY ENCOURAGES THE USE OF PRE-APPLICATION MEETINGS. PLEASE CONTACT COMMUNITY DEVELOPMENT SERVICES TO SET UP A PRE-APPLICATION MEETING TO DISCUSS A PROPOSED PROJECT.

PLEASE TYPE OR PRINT CLEARLY IN INK. ATTACH ADDITIONAL SHEETS AS NECESSARY. PURSUANT TO KCC 15A.03.030, A COMPLETE APPLICATION IS DETERMINED WITHIN 28 DAYS OF RECEIPT OF THE APPLICATION SUBMITTAL PACKET AND FEE. THE FOLLOWING ITEMS MUST BE ATTACHED TO THE APPLICATION PACKET:

REQUIRED ATTACHMENTS

- Address list of all landowners within 500 feet of the subject parcel(s). If adjoining parcels are owned by the applicant, then the 500 foot area shall extend from the farthest parcel. If the parcel is within a subdivision with a homeowners' or road association, then please include the mailing address of the association.
Site plan of the property with all proposed buildings, points of access, roads, parking areas, septic tank, drainfield, drainfield replacement area, areas to be cut and/or filled, natural features such as contours, streams, gullies, cliffs, etc.

APPLICATION FEE:

\$350.00 payable to Kittitas County Community Development Services (KCCDS)

Current Zoning Setbacks:

Table with 5 columns: Zone, FRONT SETBACK, SIDE SETBACK, REAR SETBACK, Side (setback for side abutting the street). Rows include Residential, Residential-2, Suburban, Agriculture-3, Agriculture-20, and Commercial Ag, Rural-3, Forest & Range, and Commercial Forest.

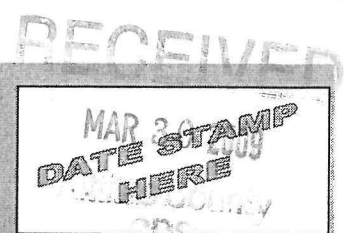
FOR STAFF USE ONLY

APPLICATION RECEIVED BY: (CDS STAFF SIGNATURE)

DATE:

RECIPT #:

NOTES:





**1. Name, mailing address and day phone of land owner(s) of record:**

*Landowner(s) signature(s) required on application form.*

Name: David & Alice Marie Poulin  
Mailing Address: 13205 238th Street East  
City/State/ZIP: Graham, WA 98338  
Day Time Phone: (253) 579-3254 (Dave's Cell)  
Email Address: david.e.poulin@boeing.com

**2. Name, mailing address and day phone of authorized agent, if different from land owner of record:**

*If an authorized agent is indicated, then the authorized agent's signature is required for application submittal.*

Agent Name: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
City/State/ZIP: \_\_\_\_\_  
Day Time Phone: \_\_\_\_\_  
Email Address: \_\_\_\_\_

**3. Street address of property:**

Address: Roaring Creek Lot 61 - Pine Court  
City/State/ZIP: Easton, WA 98925

**4. Legal Description of Property:** Roaring Creek Lot 61 - Sec 11, TWP 21N, RGE 11E W.M.

**5. Tax parcel number:** 21-11-11050-0061

**6. Property size:** 0.48 Acres

**7. Narrative project description:** Please include the following information in your description: describe project size, location, water supply, sewage disposal and all qualitative features of the proposal; include every element of the proposal in the description (be specific, attach additional sheets as necessary):

See Attachment

**8. Provision of zoning code for which this variance is requested and the way in which you wish to vary from the code:**

See Attachment

9. A variance may be granted only when the following criteria are met. Please describe in detail how each criteria is met for this particular request (attach additional sheets as necessary):

A. Unusual circumstances or conditions applying to the property and/or the intended use that do not apply generally to other property in the same vicinity or district, such as topography.

See Attachment

B. Such variance is necessary for the preservation and enjoyment of a substantial property right of the applicant possessed by the owners of other properties in the same vicinity.

See Attachment

C. That authorization of such variance will not be materially detrimental to the public welfare or injurious to property in the vicinity.

See Attachment

D. That the granting of such variance will not adversely affect the realization of the comprehensive development pattern.

See Attachment

10. Application is hereby made for permit(s) to authorize the activities described herein. I certify that I am familiar with the information contained in this application, and that to the best of my knowledge and belief such information is true, complete, and accurate. I further certify that I possess the authority to undertake the proposed activities. I hereby grant to the agencies to which this application is made, the right to enter the above-described location to inspect the proposed and or completed work.

All correspondence and notices will be mailed to the Land Owner of Record and copies sent to the authorized agent.

Signature of Authorized Agent:  
(REQUIRED if indicated on application)

Date:

X \_\_\_\_\_

\_\_\_\_\_

Signature of Land Owner of Record  
(REQUIRED for application submittal):

Date:

X  \_\_\_\_\_

3/26/09

David Poulin

X  \_\_\_\_\_

3/26/09

Alice Marie Poulin

7. Narrative of Project Description:

Construct a 24'w x 28'd two story cabin with covered 24'w x 6'd deck off main level to include a full unfinished basement/garage on lot 61 at Roaring Creek Subdivision, Sec. 11, TWP 21N, RGE 11E W.M. in Kittitas County. The property is very narrow pie shaped and borders Wenatchee National Forest land on its widest side.

Water Supply will be from the existing community well. Water line is already installed on the property.

Sewage disposal will be handled through an On-site Wastewater Treatment System with Gravity Distribution engineered by Ron Dalle, C.E.T. of America Engineering. The system was installed and approved in October 2007 under permit #2007-10473.

8. The current Zoning Setbacks are set as Commercial Forest consisting of 200' Front, 200' Side, and 200' Rear. We would like to request a variance from these current setbacks to the following setbacks: 25' Front, 5' Side and 25' Back.
9. A) The property dimensions are approximately 378' on the East side which borders the Wenatchee National Forest, 320' on the West side which borders other Roaring Creek property's and 95' on the North side which also borders other Roaring Creek property's. Our property is a very narrow pie shaped lot of approximately 0.48 acres. The current zoning setbacks of 200' on all side would not allow construction of a recreational structure anywhere on the property.
9. B) Our family enjoys recreating in the area year round and building a cabin would be necessary for the preservation and enjoyment of a substantial property right of ours and currently is possessed by other members within the Roaring Creek community.
9. C) The variance we are requesting has been universally applied to all other properties within the Roaring Creek Subdivision. No other property owner or the public welfare will be detrimentally affected.
9. D) The Roaring Creek Subdivision was originally plotted in the 1970's as recreational properties and since then the subdivision and the surrounding lands have been re-zoned as Commercial Forest with 200' setbacks on all sides. The Roaring Creek Subdivision consists of 61 ½ acre (approximately) lots with approximately 30+/- cabins already built or under construction. The construction of our cabin will not adversely affect the realization of the comprehensive development pattern within a commercial forest zone.

## Address Listing of Land Owners Within 500 Feet

Charlene Hollibaugh  
12524 54<sup>th</sup> Ave NE, Marysville, WA 98271

Richard C. Fitterer  
322 Crestview Drive, Moses Lake, WA 98837

Michael & Melissa Vasillades  
11027 Phinney Ave N, Seattle, WA 98133

Henryk & Genowefa Porebski  
8711 197<sup>th</sup> St Ct. E, Spanaway, WA 98387

Larry Blume  
P.O. Box 2326, Gig Harbor, WA 98335

Russell & Linda Johnson  
38130 SE Northern St, Snoqualmie, WA 98065

Pat & Kathy Youngers  
11432 109<sup>th</sup> Ave NE, Kirkland, WA 98033

Kory & Debbie Krohn  
27015 171<sup>st</sup>, Issaquah, WA 98027

Brad & Sue Hammermaster  
P.O. Box 1178, Issaquah, WA 98027

Deanna Smith  
14029 183<sup>rd</sup> Ave SE, Renton, WA 98059

John & Tami Larrigan  
4111 SE 1<sup>st</sup> Place, Renton, WA 98059

Peter Pulawski  
1523 19<sup>th</sup> S, Seattle, WA 98144

Brent & Heidi Sny  
2200 Wilson Creek, Ellensburg, WA 98926

Caleb Easley  
7495 159<sup>th</sup> Pl. NE, Redmond, WA 98052

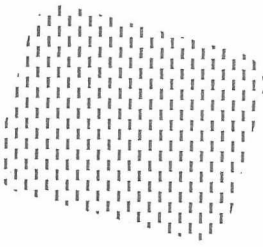
James E. Cook  
117 NW 203<sup>rd</sup>, Shoreline, WA 98172

Forest Service Road approx 4 Miles to I-90 →

Drain field



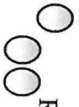
Septic Tank



Fire protection defensible space



Propane tank



Rock retaining wall

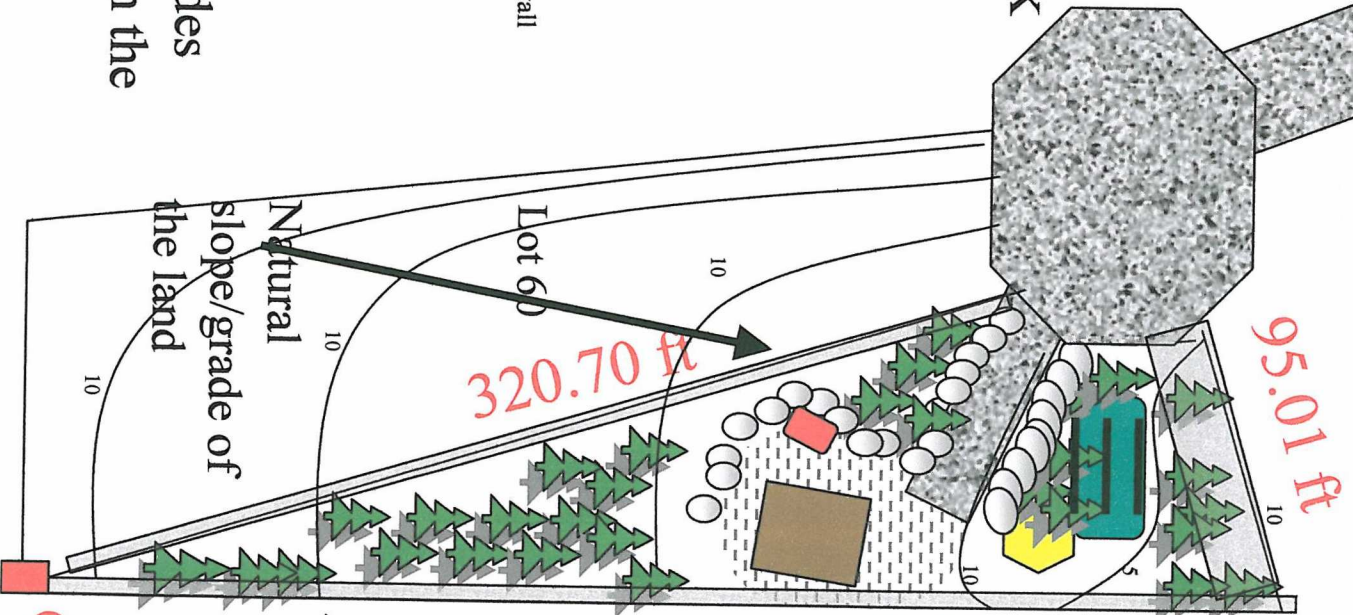


Proposed cabin

Setbacks

5 ft on sides

25 feet on the front



Department  
OF Natural  
Resources  
Land

Corner of roaring creek development

