

FINDINGS OF FACT AND CONCLUSIONS OF LAW

Littlefield Zoning Setback Variance VA-14-00002

This matter having come before the Kittitas County Community Development Services for the Littlefield Zoning Setback Variance (VA-14-00002) from Todd & Pam Littlefield, landowner to encroach 1 foot into the 15 foot side setback on the Southwest & Northeast portions of the property for the construction of a 26' x 36' garage, Kittitas County Community Development Services makes the following Findings of Facts, Conclusions at Law and Decision related to the above referenced matter:

1. Community Development Services finds that Todd & Pam Littlefield, landowner submitted a Zoning Setback Variance application on May 15, 2014. A Notice of Application was issued on June 6, 2014. This notice was mailed to government agencies, adjacent property owners, and the applicant as required by law.
2. Community Development Services finds that the site proposed for the Zoning Setback Variance is located approximately Southeast of Exit 71 off I-90 at 241 Pit Way Easton, in a portion of Section 11, T20N, R13E, WM in Kittitas County, bearing Assessor's map number 20-13-11050-0056.
3. Community Development Services finds that the Littlefield Zoning Setback Variance is **denied** upon review. The Littlefield variance does not adequately meet the requirements of a Zoning Setback Variance pursuant to KCC 17.84.010.
4. Community Development Services finds that based on the criteria outlined in Title 17.84.010 of the Kittitas County Code, the proposed setback variance application **has not** demonstrated that:
 - a. Unusual circumstances or conditions apply to the property and/or the intended use that do not apply to other property in the general area.
 - i. **The applicant has failed to demonstrate in a factual and meaningful way the existence of any "unusual circumstances cause undo hardship" that does not apply generally to other property in the same vicinity.**
 - ii. **The applicant has failed to demonstrate in a factual and meaningful way the existence of an "undue hardship" caused by the application of the yard requirements as stipulated in KCC 17.84.010.**
 - b. 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.
 - i. **The applicant has failed to demonstrate in a factual and meaningful way the existence of a "substantial property right" that may be negated by the application of the yard requirements as stipulated in KCC 17.84.010.**
 - c. Authorization of such variance will not be materially detrimental to the public welfare or injurious to property in the vicinity.
 - i. **The applicant has failed to demonstrate in a factual and meaningful way that the encroachment will not be "injurious" to the public welfare, or how the proposed encroachment might be mitigated to protect the public welfare.**

5. Community Development Services finds the granting of the proposed Zoning Setback Variance is **not** consistent and compatible with the intent of goals, objectives and policies of the comprehensive plan, and any implementing regulation.

Based upon above mentioned Findings of Facts and Conclusion of Law the Littlefield Zoning Setback Variance (VA-14-00002) is hereby **denied**.

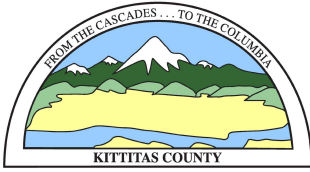
Responsible Official: Robert 'Doc' Hansen Robert 'Doc' Hansen

Title: Kittitas County Planning Official

Address: Kittitas County Community Development Services
411 North Ruby St., Suite 2
Ellensburg, WA 98926
(509) 962-7506 FAX (509) 962-7682

Date: Friday, June 30, 2014

These findings represent an administrative decision and as such may be appealed pursuant to KCC 15A.07.010 by submitting specific factual objections and a fee of \$500 to the Kittitas County Hearing Examiner by July 15, 2014 at 5:00pm to 411 North Ruby Street, Suite 2, Ellensburg, WA 98926.



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

NOTICE OF DECISION

To: Applicant
Interested Parties (KCC 15A.06)

From: Kaycee Hathaway, Staff Planner

Date: June 30, 2014

Subject: **Littlefield Zoning Setback Variance (VA-14-00002)**

Pursuant to RCW 36.70B.130 and KCC 15A.06, notice is hereby given that Kittitas County Community Development Services denies the Zoning Setback Variance for Todd & Pam Littlefield, landowners, to encroach into the side yard setback of the subject property to construct a 26' x 36' garage. The subject parcel is located approximately Southeast of Exit 71 off I-90 at 241 Pit Way Easton, in a portion of Section 11, T20N, R13E, WM in Kittitas County, bearing Assessor's map number 20-13-11050-0056 and is zoned Rural 5.

Please find enclosed a copy of the Community Development Findings of Fact. Related file documents may be examined at Kittitas County Community Development Services, 411 N Ruby, Suite 2, Ellensburg, WA 98926, as well as on the CDS website at <http://www.co.kittitas.wa.us/cds/land-use/default.aspx>.

Action by the Administrator is final unless an appeal in writing is filed with the Board of Adjustment, together with the \$500 appeal fee, on or before July 15, 2014 at 5:00 pm. The request shall conform to the requirements of KCC Title 15A.07, Project Permit Application Process of the Kittitas County Code.

If you have questions or need assistance please contact Community Development Services at (509) 962-7079; email at kaycee.hathaway@co.kittitas.wa.us Staff Planner: Kaycee Hathaway.

NOTICE OF DECISION

Littlefield Zoning Setback Variance
(VA-14-00002)

Pursuant to RCW 36.70B.130 and KCC 15A.06, notice is hereby given that Kittitas County Community Development Services denies the Zoning Setback Variance for Todd & Pam Littlefield, landowners, to encroach into the side yard setback of the subject property to construct a 26'x 36' garage. The subject parcel is located approximately Southeast of Exit 71 off I-90 at 241 Pit Way Easton, in a portion of Section 11, T20N, R13E, WM in Kittitas County, bearing Assessor's map number 20-13-11050-0056 and is zoned Rural 5.

An appeal of this land use decision may be filed within 10 working days by submitting specific factual objections and a fee of \$500 to the Kittitas County Board of Commissioners at 205 West 5th, #108 Ellensburg, WA 98926. The appeal and deadline is 5:00pm July15, 2014.

The original application and related information may be examined during business hours at Kittitas County Community Development Services, 411 N. Ruby Suite 2, Ellensburg, WA 98926 or on the CDS website at <http://www.co.kittitas.wa.us/cds/land-use/default.aspx>

Publish: June 30, 2014

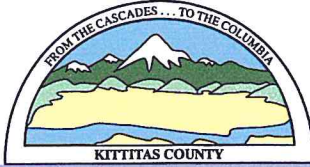
Kaycee Hathaway

From: Kaycee Hathaway
Sent: Friday, June 27, 2014 8:23 AM
To: 'rufflesdog63@gmail.com'
Subject: Transmittal of Comments: VA-14-00002 Littlefield
Attachments: VA-14-00002 Littlefiel Transmittal of Comments.pdf; VA-14-00002 Littlefield Comment PW.pdf; VA-14-00002 Littlefield Comment PH.pdf; VA-14-00002 Littlefield Comment FM.pdf

Dear Applicant,

Attached is a transmittal of comments and associated comments. If you have any questions or concerns please feel free to contact me.

Thank you,
Kaycee K Hathaway
Kittitas County
Community Development Services/ Planner I
Phone: (509) 962-7079
Email: kaycee.hathaway@co.kittitas.wa.us



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

"Building Partnerships – Building Communities"

June 27, 2014

Todd & Pam Littlefield
15919- 70th Ave NE
Kenmore, WA 98028

RE: Littlefield Setback Variance Application (VA-14-00002 Littlefield)

Dear Applicant,

Enclosed are the comments received regarding the Littlefield Setback Variance Application (VA-14-00002 Littlefield) during the comment period:

June 6, 2014

Kittitas County Public Health – Form Letter

June 9, 2014

Kittitas County Fire Marshal – Brenda Larsen

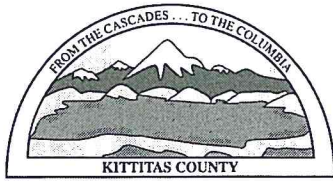
June 23, 2014

Kittitas County Public Works – Christina Wollman

Please review all comments and notify me of any questions. I will be issuing a decision based on the comments received.

Sincerely,

Kaycee Hathaway
Staff Planner



KITTITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: Kaycee Hathaway
FROM: Christina Wollman, Planner III *sw*
DATE: June 23, 2014
SUBJECT: Littlefield VA-14-00002

The Department of Public Works has reviewed the application for the Littlefield Variance and has no comments.

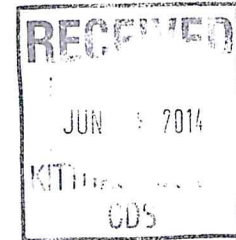


KITTITAS COUNTY FIRE MARSHAL'S OFFICE

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

Office (509) 962-7657 Fax (509) 962-7682

June 9, 2014



Kaycee Hathaway
Community Development Services
411 N. Ruby Street, Suite 2
Ellensburg, WA 98926

Re: Littlefield (VA-14-00002)

Dear Ms. Hathaway:

After conducting a review of the recent changes to the above named project, I have the following comments:

- Ensure that building is constructed so that there truly is just one foot extension into the setback.
- The structure will need to meet the WUI code requirements.
- All future development must comply with the International Fire Code.

Any questions or concerns regarding fire service features may be directed to the Kittitas County Fire Marshal's Office at 509-962-7000.

Sincerely,

Brenda Larsen
Fire Marshal

Kaycee Hathaway

From: Erin Moore
Sent: Friday, June 06, 2014 10:10 AM
To: Kaycee Hathaway
Subject: RE: Notice of Application: VA-14-00002 Littlefield

Kaycee, we do not have any issues with this one.

Erin Moore

Environmental Health Technician
Kittitas County Public Health
507 N Nanum St Suite 102
Ellensburg, WA 98926
Email: erin.moore@co.kittitas.wa.us
Phone : 509-962-7515
Fax: 509-962-7581

From: Kaycee Hathaway
Sent: Friday, June 06, 2014 7:59 AM
To: Brenda Larsen; 'Brent Renfrow (Brent.Renfrow@dfw.wa.gov)'; Candie M. Leader; Christina Wollman; 'Cindy Preston (cindy.preston@dnr.wa.gov)'; 'CROSECOORDINATOR@ECY.WA.GOV'; 'enviroreview@yakama.com'; Erin Moore; 'Gretchen.Kaehler@DAHP.wa.gov'; Holly Duncan; 'Jan Jorgenson (jorgenja@cwu.edu)'; 'Jessica Lally (jessica@yakama.com)'; 'jmarvin@yakama.com'; J Markell; 'Johnson Meninick (johnson@yakama.com)'; Julie Kjorsvik; Kim Dawson; 'linda.hazlett@dnr.wa.gov'; Lisa Iammarino; Lisa Lawrence; Mike Johnston; 'helmsk@cwu.edu'; Patti Johnson; 'russell.mau@doh.wa.gov'; 'Teske, Mark S'; 'rivers@dnr.wa.gov'; 'Thalia Sachtleben (enviroreview@yakama.com)'; 'Tom Justus (tom.justus@doh.wa.gov)'; tribune@nkctribune.com; Erin Moore; Allison Kimball (brooksideconsulting@gmail.com); tribune@nkctribune.com; J Markell; Mike Johnston
Cc: Doc Hansen
Subject: Notice of Application: VA-14-00002 Littlefield

[VA-14-00002 Littlefield \(In County Network\)](#)

[VA-14-00002 Littlefield \(Outside County Network\)](#)

No SEPA Checklist was submitted with this application

Kittitas County has received the above referenced land use application. Agencies within the county network may review the application master file via the above link. Agencies outside of the county network may view the related documentation at the by following this link: <http://www.co.kittitas.wa.us/cds/landuse.asp> and opening the designated file by application number. Comments within the body of an email are encouraged, but may be submitted as attachments or via US Mail.

Comment Period Ends Friday, June 20, 2014.

Kaycee K Hathaway

Kittitas County
Community Development Services/ Planner I
Phone: (509) 962-7079
Email: kaycee.hathaway@co.kittitas.wa.us

Notice: All email sent to this address will be received by the Kittitas County email system and may be subject to public disclosure under Chapter 42.56 RCW and to archiving and review.

message id: 38eb45916c6dcbdac24bb8719d004a14

KITTITAS COUNTY
COMMUNITY DEVELOPMENT SERVICES
411 NORTH RUBY STREET, SUITE 2
ELLENSBURG, WA 98926



US POSTAGE
\$ 00.48
1STCLASS RTL
Mailed From 98926
06/06/2014
031A 0005180813

RECEIVED
JUN 16 2014
KITTITAS COUNTY
CDS

NIXIE 980 DE 1009 0006/12/14/09/14
RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD 037**
BC: 98926630002 *2589-03417-12-39 -06-37

98926630002
0005180813

KITTITAS COUNTY
COMMUNITY DEVELOPMENT SERVICES
411 NORTH RUBY STREET, SUITE 2
ELLENSBURG, WA 98926



US POSTAGE
\$ 00.48
1STCLASS RTL
Mailed From 98926
06/06/2014
031A 0005180813

RECEIVED
JUN 16 2014
KITTITAS COUNTY
CDS

YAGER WILLIAM H ETUX
11415 148TH AVE SE
NIXIE 980 FE 1009 0006/11/14
RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD
BC: 98926630002 *1689-00361-06-37

98926630002
0005180813

KITTITAS COUNTY
COMMUNITY DEVELOPMENT SERVICES
411 NORTH RUBY STREET, SUITE 2
ELLENSBURG, WA 98926

RECEIVED
JUN 09 2014
KITTITAS COUNTY
CDS

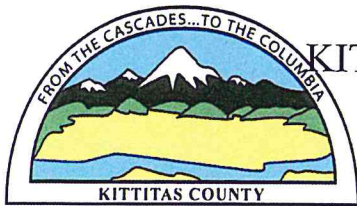


US POSTAGE
\$ 00.48
1ST CLASS RTL
Mailed From 98926
06/06/2014
031A 0005180813

PAFFENROTH ERIC
270 PIT WAY

NIXIE 992 DE 1009 0006/08/14
RETURN TO SENDER
NO MAIL RECEPTACLE
UNABLE TO FORWARD
BC: 98926630002 *1689-00355-06-37
|-----|

98926@6300



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St. Suite 2 Ellensburg WA 98926

cds@co.kittitas.wa.us

Office 509-962-7506

Fax 509-962-7682

Building Partnerships - Building Communities

PROPOSAL NAME: Littlefield Zoning Setback Variance (VA-14-00002)

NOTIFICATION OF: Notice of Application

NOTIFICATION MAIL DATE: Friday, June 6, 2014

I certify that the following documentation:

- Notice of Application for the Littlefield Zoning Setback Variance (VA-14-00002) has been mailed 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.

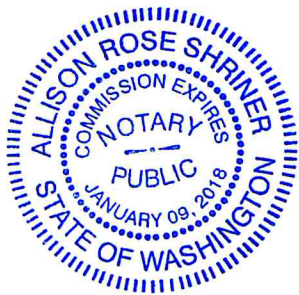
Kaycee K Hathaway Signature

Kaycee K Hathaway
Community Development Services Planner
County of Kittitas
State of Washington

Subscribed and sworn to before me

Friday, June 6th, 2014
Date

Allison Rose Shriner
Notary Public for the State of Washington residing
in Ellensburg.



My appointment expires: January 9, 2018.

Allison Rose Shriner Signature

MOULTON JASON B & BARBARA C
1325 EASTERN PKWY
LOUISVILLE KY
40204-1509

COWIN WILLIAM C ETUX
21828 87TH AVE SE STE 200
WOODINVILLE WA
98072-

INCH JOHN ETUX
12107 MILLER RD NE
BAINBRIDGE ISLAND WA
98110

Longbrake Kristopher
%Longbrake Larry A
23801 54TH W
MONTLAKE TERRACE WA
98043-

BROWN WILLIAM A ETUX
PO BOX 752
EASTON WA
98925

ADAMS MICHAEL D & TRACI RAE
PO BOX 524
EASTON WA
98925-0524

ZAK LEONARD L.
23453 30TH AVE S #5
KENT WA
98032

HENRIKSEN GREGORY A ETUX
17012 NE 18TH ST
BELLEVUE WA
98008-

PENTIN THOMAS
PO BOX 611
EASTON WA
98925-0611

HOUSEBERG DAVID S & SARAH N
PO BOX 789
CLE ELUM WA
98922-0789

GARZA JANICE
PO BOX 444
EASTON WA
98925

MITCHELL JULIE & JEFFREY J
222 WINESAP RD
BOTHELL WA
98012-

BRAMME DAMIEN C
970 NELSON SIDING RD
CLE ELUM WA
98922-8564

EDD DALE R ETUX
4510 S 338TH
AUBURN WA
98001-

NANSEL EUGENE LEE
PO BOX 588
EASTON WA
98925

WHELPLEY ROBERT R &
WHELPLEY CATHY L TRUSTEES
PO BOX 175
EASTON WA
98925-

PORTER JAMES D ETUX
10116 38TH AVENUE CT SW STE 1
LAKEWOOD WA
98499-4797

HOFFMAN CRAIG C
5302 OLIVE AVE SE
AUBURN WA
98092-8787

TURNLEY JOHN R ETUX
PO BOX 804
EASTON WA
98925-0721

SPOON GARY E
210 PIT WAY
PO BOX 135
EASTON WA
98925

WILLIAMS DOUGLAS L
PO BOX 662
EASTON WA
98925

YURCICH PAUL S
4020 CEDAR LIMB CT
TAMPA FL
33614-2642

LAMBERT JOSEPH M
PO BOX 11
CARLIN NV
89822-0011

ENGSTROM JOHN &
CLARK COLLEEN
PO BOX 172
EASTON WA
98925-

PETRITZ JAMES ETUX
PO BOX 12926
BOTHELL WA
98082

PULLEY DAVID D
3723 SW PRESCOTT PLACE
SEATTLE WA
98126-

BONIFANT MICHAEL S
3414 W TAPPS DR E
LAKE TAPPS WA
98391-

HOLCOMB NICHOLAS S & BRENDA
10304 185TH AVE E
BONNEY LAKE WA
98391-5166

WILLIAMS BRUCE ETUX
PO BOX 1704
BELFAIR WA
98528

O'BRIEN DOREEN C
16423 NE 16TH PL
BELLEVUE WA
98008

WHITE CHARLES R ETUX
PO BOX 582
EASTON WA
98925

SORENSEN SCOTT ETUX
140 LAP WAY
EASTON WA
98925

FRISK JON W
PO BOX 601
EASTON WA
98925

SMITH JEFFREY N
13632 NE 177TH PL
WOODINVILLE WA
98072-8799

YAGER WILLIAM H ETUX
11415 148TH AVE SE
RENTON WA
98059

CAMPBELL TERRI A & SCOTT M
7338 LAKE ALICE RD SE
FALL CITY WA
98024-

RYDBERG FRED A & PHYLLIS A
27702 201ST AVE SE
KENT WA
98042-8563

SNYDER KATHLEEN M &
DEAL DAVID A
PO BOX 647
EASTON WA
98925

FRAZIER LEE
PO BOX 12
EASTON WA
98925

HENKEL LINDA S
PO BOX 709
EASTON WA
98925

MCKEE LARRY ETUX
PO BOX 553
EASTON WA
98925

EHLIN TIMOTHY ETAL
% DEAN BRUCE
7515 NE 155TH
KENMORE WA
98028-4640

MISNER DEREK K ETUX
5500 83RD AVE SE
SNOHOMISH WA
98290-

PAFFENROTH ERIC
270 PIT WAY
EASTON WA
98925-

SPOON GARY E
PO BOX 135
EASTON WA
98925

LITTLEFIELD TODD A ETUX
15919 70TH AVE NE
KENMORE WA
98028-4213

BARRY LANCE W ETUX
PO BOX 593
EASTON WA
98925

WICKLAND LINDA &
TOMAN WILLIAM J ETUX
22844 SE 271ST PL
MAPLE VALLEY WA
98038-

BYRD BRIAN ETUX
7608 CANYON RD E
PUYALLUP WA
98371-

SPOON MARILYN
820 NEWPORT CT NE
RENTON WA
98056

HILL MICHAEL D
PO BOX 451
EASTON WA
98925-0451

WINKEL FAMILY TRUST
7454 NEWCASTLE GOLF CLUB RD
UNIT 402
NEWCASTLE WA
98059-9171

MCFARLANE DON
21511 NE 159TH ST
WOODINVILLE WA
98077-

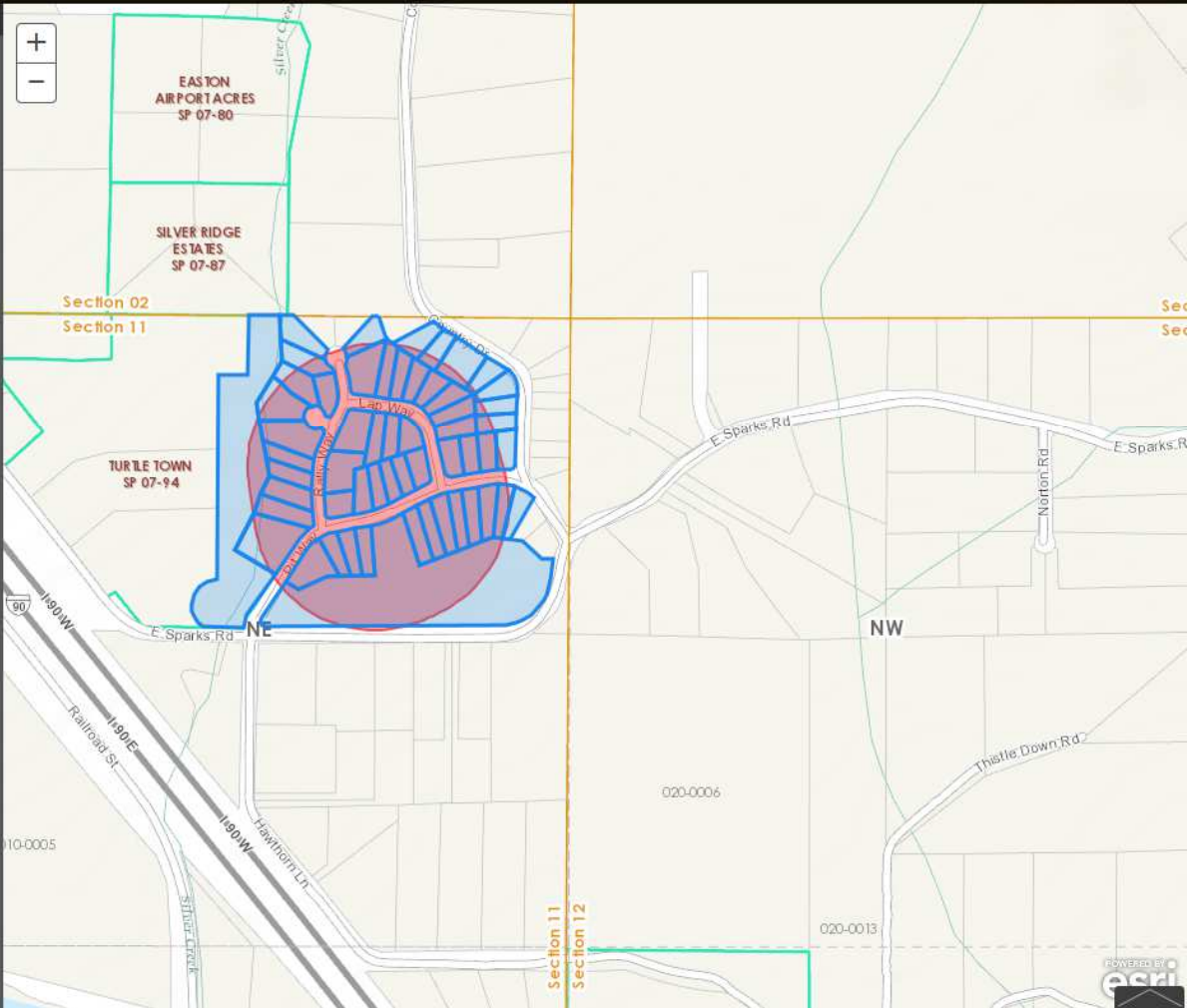
Buffer Measure

Buffer distance (feet):

Download Mailing Address labels (PDF)

Download Mailing Addresses in CSV format

Download Situs Addresses in CSV format



DAILY RECORD/KITTITAS PUB
C/O IDAHO STATE JOURNAL RECEIVABLES
PO BOX 1570
POCATELLO ID 83204

ORDER CONFIRMATION

Salesperson: DANIELLE RENWICK

Printed at 06/04/14 12:43 by lfi18

Acct #: 84329

Ad #: 1108963

Status: N

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

Start: 06/06/2014 Stop: 06/06/2014
Times Ord: 1 Times Run: ***
STD6 2.00 X 5.91 Words: 317
Total STD6 11.82
Class: 0001 LEGAL NOTICES
Rate: LEG2 Cost: 101.65
Affidavits: 1

Contact: MANDY
Phone: (509)962-7506
Fax#:
Email:
Agency:

Ad Descrpt: N/APPLICATION
Given by: KAYCEE HATHAWAY
Created: lfi18 06/04/14 12:39
Last Changed: lfi18 06/04/14 12:43

COMMENTS:

COPIED from AD 1105552

PUB ZONE ED TP START INS STOP SMTWTFSS
DR A 97 S 06/06
IN A 97 S 06/06

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.

Quote from Daily Record/Kittitas County Publishing (509) 925-1414
This ad will run as quoted unless cancellation is received. Please contact your sales rep 24 hours prior to first run date to cancel order.

Kaycee K Hathaway
Name (print or type)

Kaycee K Hathaway
Name (signature)

(CONTINUED ON NEXT PAGE)

DAILY RECORD/KITTITAS PUB
C/O IDAHO STATE JOURNAL RECEIVABLES
PO BOX 1570
POCATELLO ID 83204

ORDER CONFIRMATION (CONTINUED)

Salesperson: DANIELLE RENWICK

Printed at 06/04/14 12:43 by lfi18

Acct #: 84329

Ad #: 1108963

Status: N

NOTICE OF APPLICATION

Project Name (File Number): Littlefield (VA 14 00002)
Applicant: Todd & Pam Littlefield

Location: 1 parcel, located approximately Southeast of Exit 71 off I-90 at 241 Pit Way Easton, in a portion of Section 11, T20N, R13E, WM in Kittitas County, bearing Assessor's map number 20 13 11050 0056.

Proposal: Todd & Pam Littlefield, land owners have submitted a Zoning Setback Variance application to encroach 1 foot into the 15 foot side setback on the Southwest & Northeast portions of the property for the construction of a 26' x 36' garage. The subject property is zoned Rural 5.

Materials Available for Review: The submitted application and related filed documents may be examined by the public at the Kittitas County Community Development Services (CDS) office at 411 N. Ruby, Suite 2, Ellensburg, Washington, 98926, or on the CDS website at <http://www.co.kittitas.wa.us/cds/land-use/current-planning.aspx?title=SetbackVariances>. Phone: (509) 962 7506

Written Comments on this proposal can be submitted to CDS any time prior to 5:00 p.m. on Friday, June 20, 2014. 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 setback 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. 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.

Designated Permit Coordinator (staff contact): Kaycee Hathaway, Staff Planner: (509) 962-7079; email at kaycee.hathaway@co.kittitas.wa.us

Notice of Application: Friday, June 6, 2014
Application Received: Thursday, May 15, 2014
Application Complete: Wednesday June 4, 2014
Publication Date: Friday, June 6, 2014

NOTICE OF APPLICATION

Project Name (File Number): Littlefield (VA-14-00002)

Applicant: Todd & Pam Littlefield

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Under Title 15A.03.080 and 17.84.010, zoning setback 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. 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.

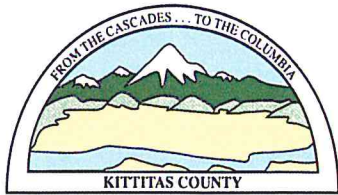
Designated Permit Coordinator (staff contact): Kaycee Hathaway, Staff Planner: (509) 962-7079; email at kaycee.hathaway@co.kittitas.wa.us

Notice of Application: Friday, June 6, 2014

Application Received: Thursday, May 15, 2014

Application Complete: Wednesday June 4, 2014

Publication Date: Friday, June 6, 2014



KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St. Suite 2 Ellensburg WA 98926
cds@co.kittitas.wa.us
Office 509-962-7506
Fax 509-962-7682

Building Partnerships - Building Communities

NOTICE OF APPLICATION

Notice of Application: Friday, June 6, 2014
Application Received: Thursday, May 15, 2014
Application Complete: Wednesday, June 4, 2014

Project Name (File Number): Littlefield (VA-14-00002)
Applicant: Todd & Pam Littlefield

Location: 1 parcel, located approximately Southeast of Exit 71 off I-90 at 241 Pit Way Easton, in a portion of Section 11, T20N, R13E, WM in Kittitas County, bearing Assessor's map number 20-13-11050-0056.

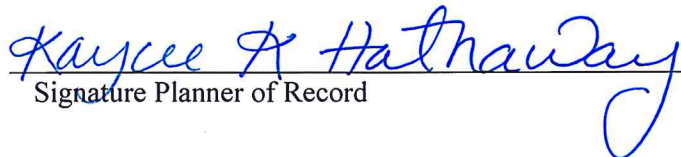
Proposal: Todd & Pam Littlefield, land owners have submitted a Zoning Setback Variance application to encroach 1 foot into the 15 foot side setback on the Southwest & Northeast portions of the property for the construction of a 26' x 36' garage. The subject property is zoned Rural 5.

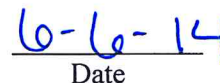
Materials Available for Review: The submitted application and related filed documents may be examined by the public at the Kittitas County Community Development Services (CDS) office at 411 N. Ruby, Suite 2, Ellensburg, Washington, 98926, or on the CDS website at [http://www.co.kittitas.wa.us/cds/land-use/current-planning.aspx?title=Setback Variances](http://www.co.kittitas.wa.us/cds/land-use/current-planning.aspx?title=Setback%20Variances).
Phone: (509) 962-7506

Written Comments on this proposal can be submitted to CDS any time prior to 5:00 p.m. on **Friday, June 20, 2014**. 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 setback 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. 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.

Designated Permit Coordinator (staff contact): Kaycee Hathaway, Staff Planner: (509) 962-7079; email at kaycee.hathaway@co.kittitas.wa.us


Signature Planner of Record


Date

Critical Areas Checklist

Wednesday, June 04, 2014

Application File Number VA-14-00002

Planner Kaycee Hathaway

Is SEPA required Yes No

Is Parcel History required? Yes No

What is the Zoning? Rural 5

Is Project inside a Fire District? Yes No

If so, which one? Fire District 3 Easton

Is the project inside an Irrigation District? Yes No

If so, which one? KRD

Does project have Irrigation Approval? Yes No

Which School District? Easton

Is the project inside a UGA? Yes No

If so which one?

Is there FIRM floodplain on the project's parcel? Yes No

If so which zone?

What is the FIRM Panel Number?

Is the Project parcel in the Floodway? Yes No

Does the project parcel contain a shoreline of the State? Yes No

If so what is the Water Body?

What is the designation?

Does the project parcel contain a wetland? Yes No

If so what type is it?

Does the project parcel intersect a PHS designation? Yes No

If so, what is the Site Name?

Is there hazardous slope in the project parcel? Yes No

If so, what type?

Does the project parcel abut a DOT road? Yes No

If so, which one?



Does the project parcel abut a Forest Service road? Yes No

If so, which one?

Does the project parcel intersect an Airport overlay zone ? Yes No

If so, which Zone is it in?

Does the project parcel intersect a BPA right of way or line? Yes No

If so, which one?

Is the project parcel in or near a Mineral Resource Land? Yes No

If so, which one?

Is the project parcel in or near a DNR Landslide area? Yes No

If so, which one?

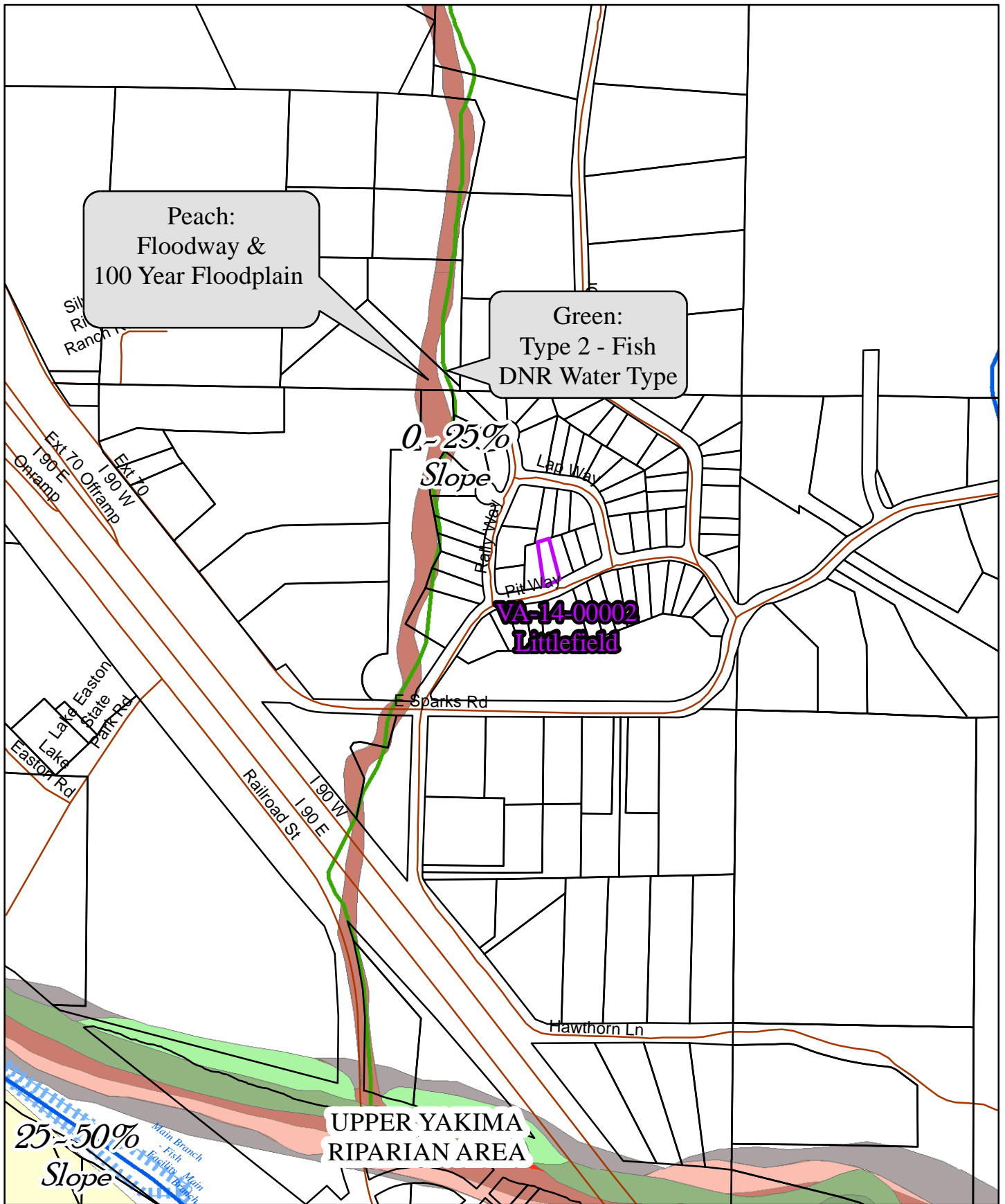
Is the project parcel in or near a Coal Mine area? Yes No

What is the Seismic Designation? D1

Does the Project Application have a Title Report Attached?

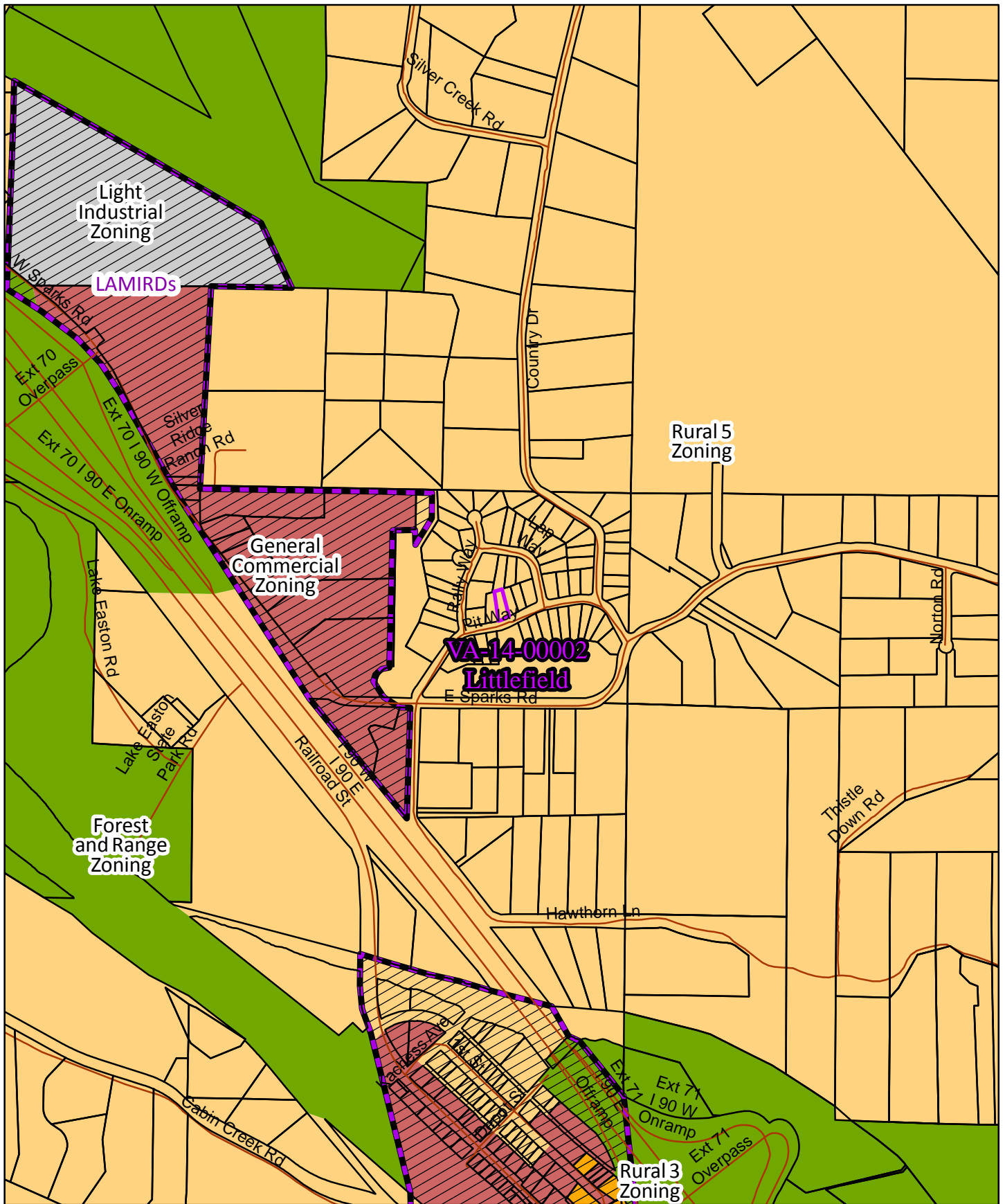
Does the Project Application have a Recorded Survey Attached?

Have the Current Years Taxes been paid?



VA-14-00002
Littlefield

Critical Areas
Map

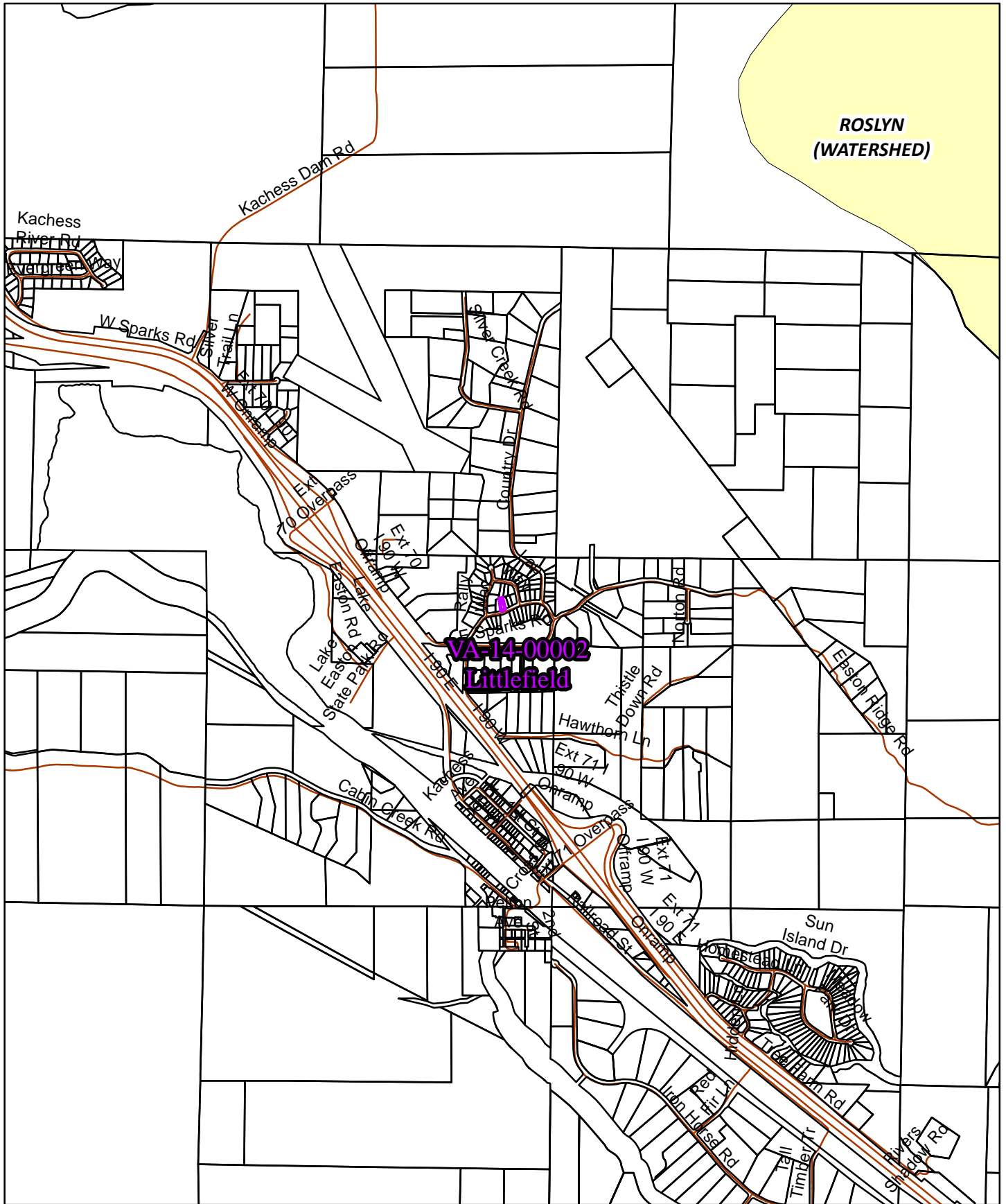


VA-14-00002
Littlefield

Zoning
Map

5/28/2014

kaycee.hathaway

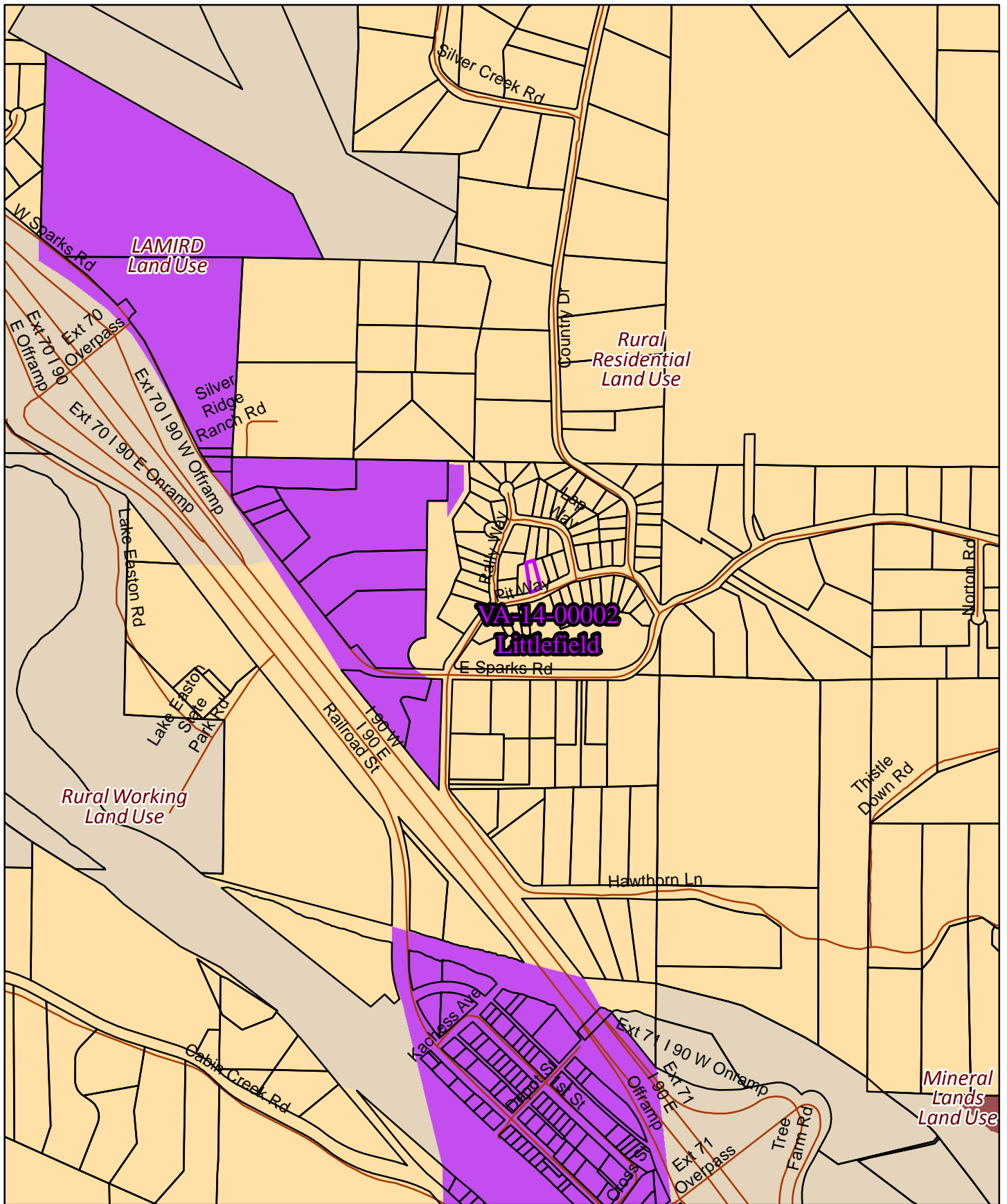


VA-14-00002
Littlefield

Area
Map

5/28/2014

kaycee.hathaway

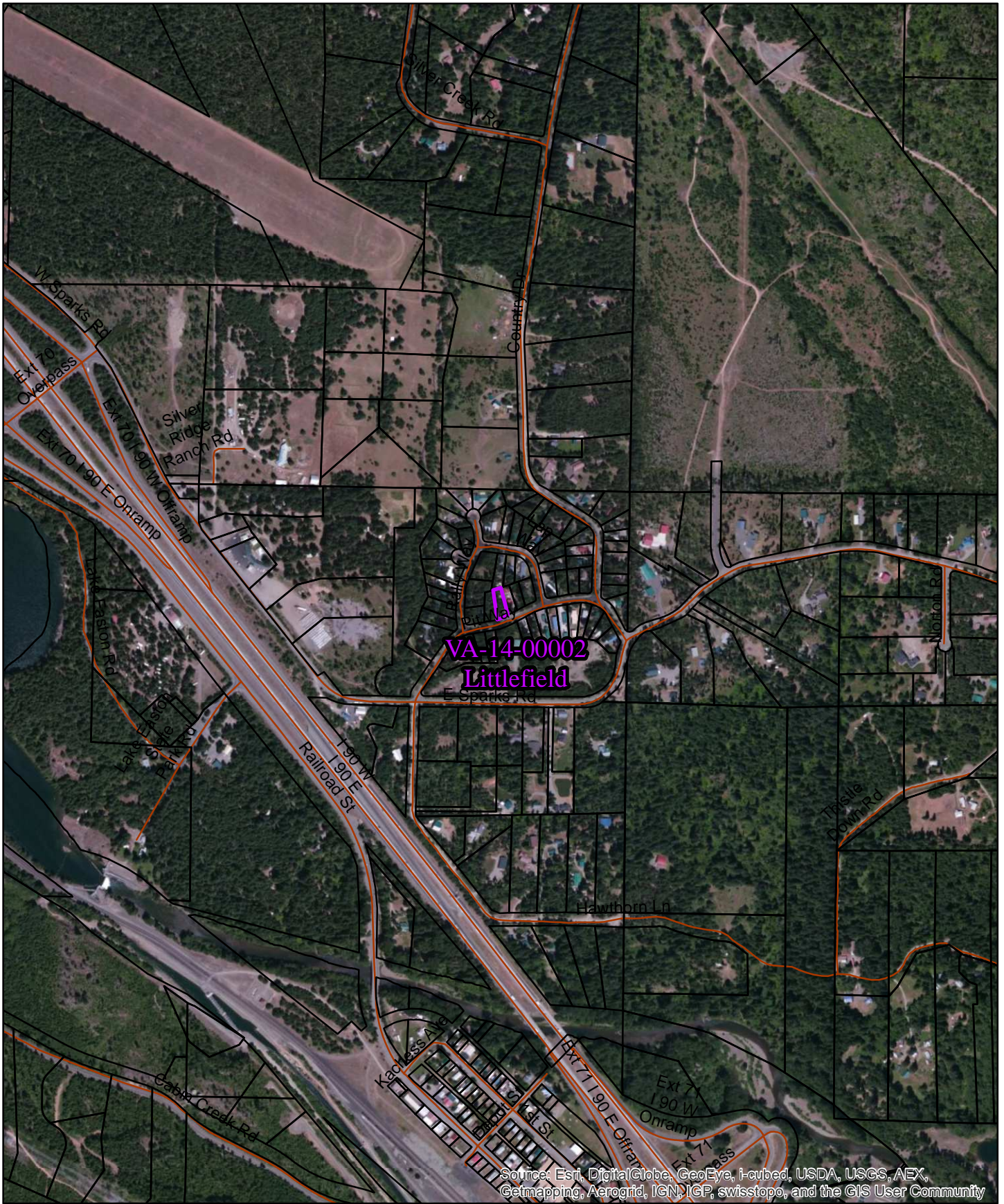


VA-14-00002
Littlefield

Land Use
Map

5/28/2014

kaycee.hathaway

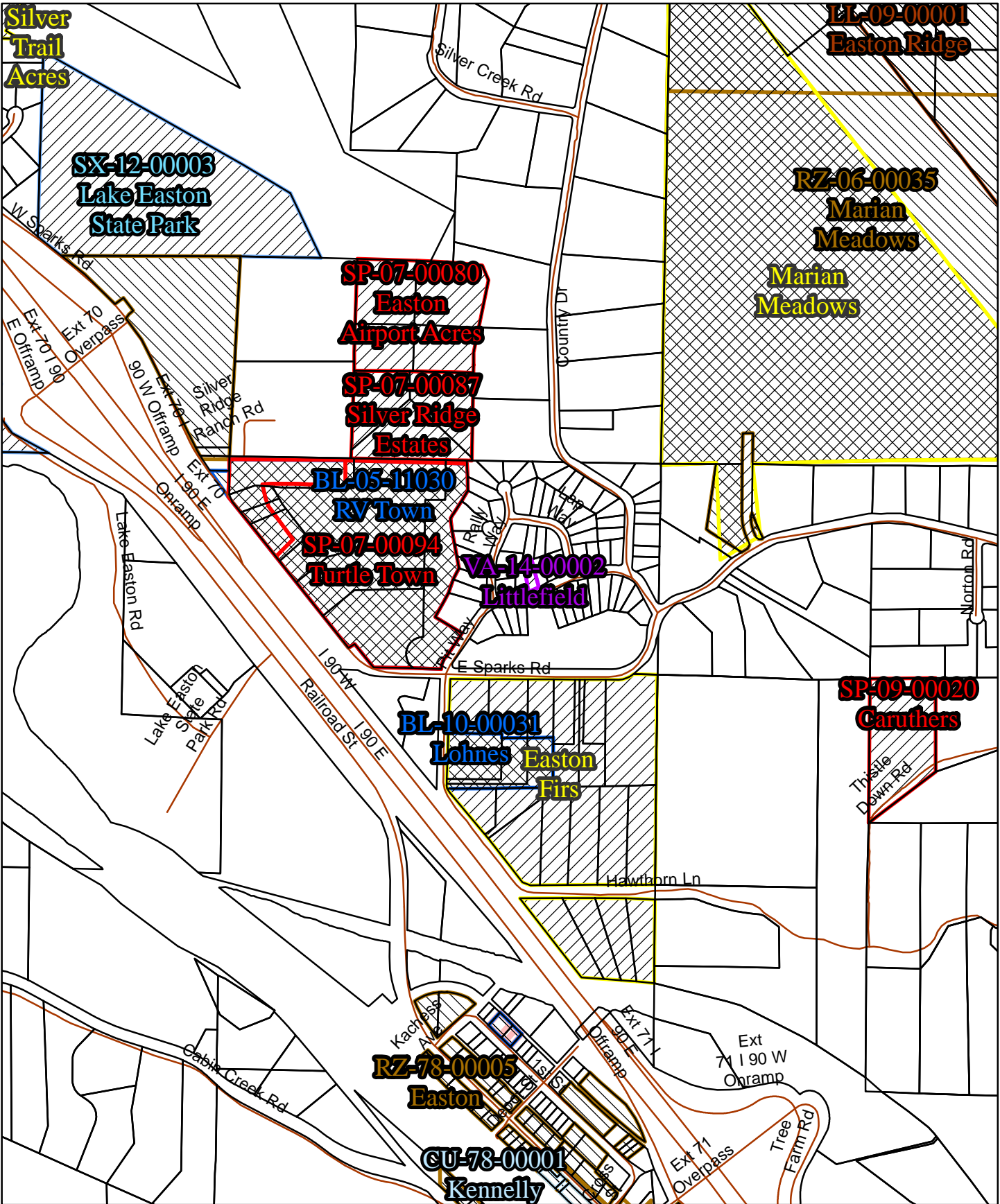


VA-14-00002
Littlefield

Air Photo
Vertical

5/28/2014

kaycee.hathaway



VA-14-00002
Littlefield

Regional Land Use
Map

Lindsey Ozbolt

From: Lindsey Ozbolt
Sent: Tuesday, May 20, 2014 8:37 AM
To: 'Pam Littlefield'
Subject: RE: Littlefield Variance Application

Thank you, I will add it to our file.

Lindsey Ozbolt
Planner II

Kittitas County Community Development Services
411 North Ruby St., Suite 2
Ellensburg, WA 98926
Phone: 509-962-7637
Email: lindsey.ozbolt@co.kittitas.wa.us

From: Pam Littlefield [mailto:rufflesdog63@gmail.com]
Sent: Monday, May 19, 2014 8:07 AM
To: Lindsey Ozbolt
Subject: Littlefield Variance Application

Hi Lindsey,

Here is the revised Septic Design/Plot Plan.

Thanks for all your help,
Pam

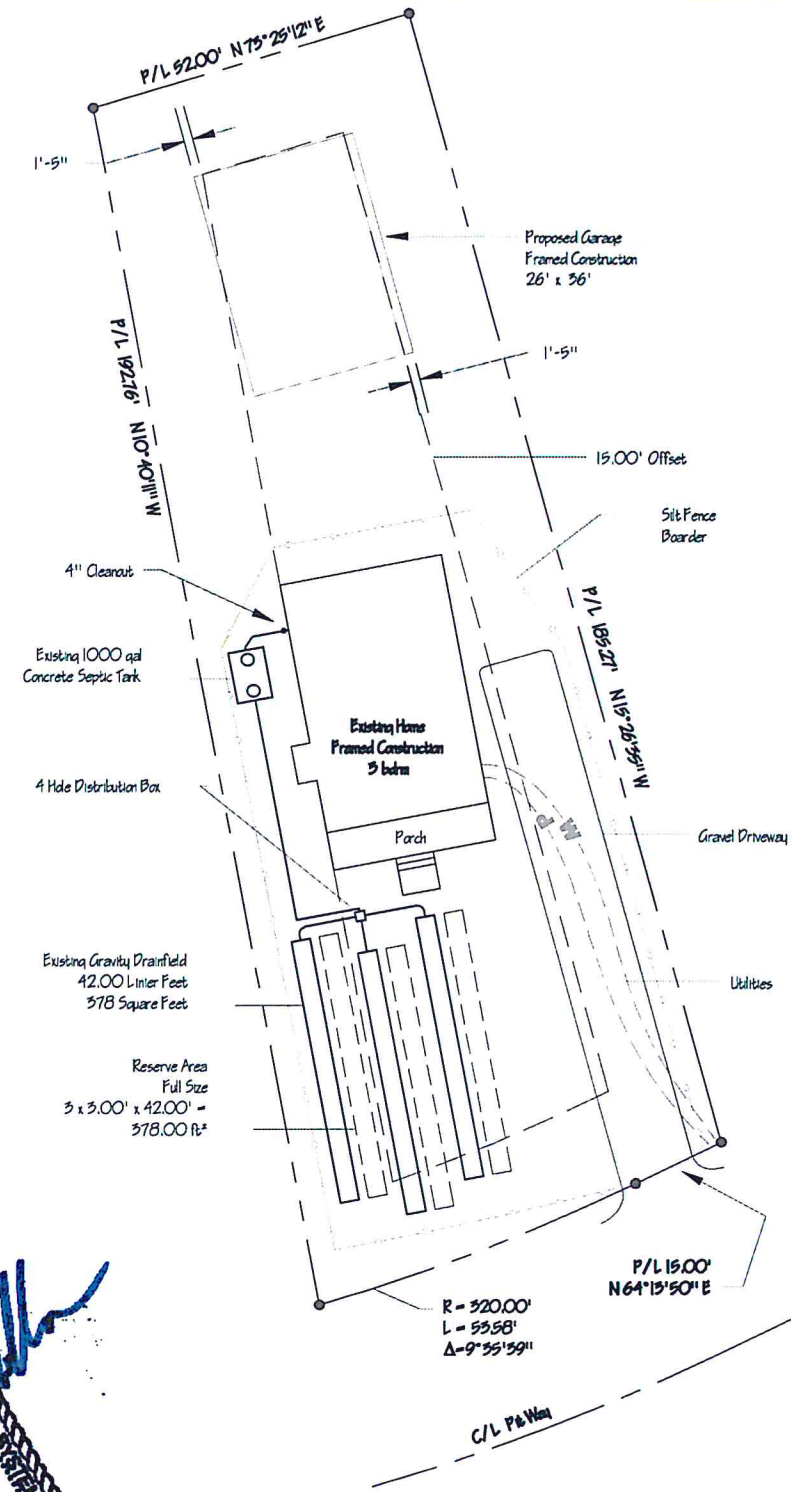
Vicinity Map NTS



Easton Village

Div. 1

Part of Section 11, T.20N,
R.13E., WM..
Kittitas County, State of Washington



General Notes:

- Owner: Todd & Pam Littlefield
 Site Address: 241 Pitt Way
 Phone: (425) 823-1624
 Mailing Address: 15919-70th Ave. N.E., Kenmore, WA. 98028
- Legal Description: Easton Village Division I, Tract A, Lot 56
- Lot Area: 1262.56 ft²

Survey References: Volume 5 of
Plats, Page 56, Records of Kittitas
County, State of Washington

Assessor's Parcel # 349034

Assessor's Map # 20-13-11050-0056

Legend:

- | | |
|----------------------------|-----------------------------|
| E.G. ~ Existing Grade | TH ~ Soil Log Test Holes |
| F.G. ~ Finish Grade | E.L. ~ Elevation |
| TBM ~ Temporary Bench Mark | D ~ Drains |
| P/L ~ Property Line | E ~ Underground Power |
| 98.3 ~ Existing Elevation | Tel ~ Underground Telephone |



Site Plan

1" = 25'-0"



AMERICA ENGINEERING
 504 Columbia Ave.
 (509) 674-5125

Todd & Pam Littlefield
 15919-70th Ave. N.E.
 Kenmore WA 98028

O/S Sewer System

04/01/14

1 of 1

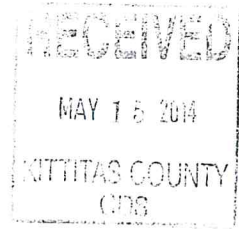
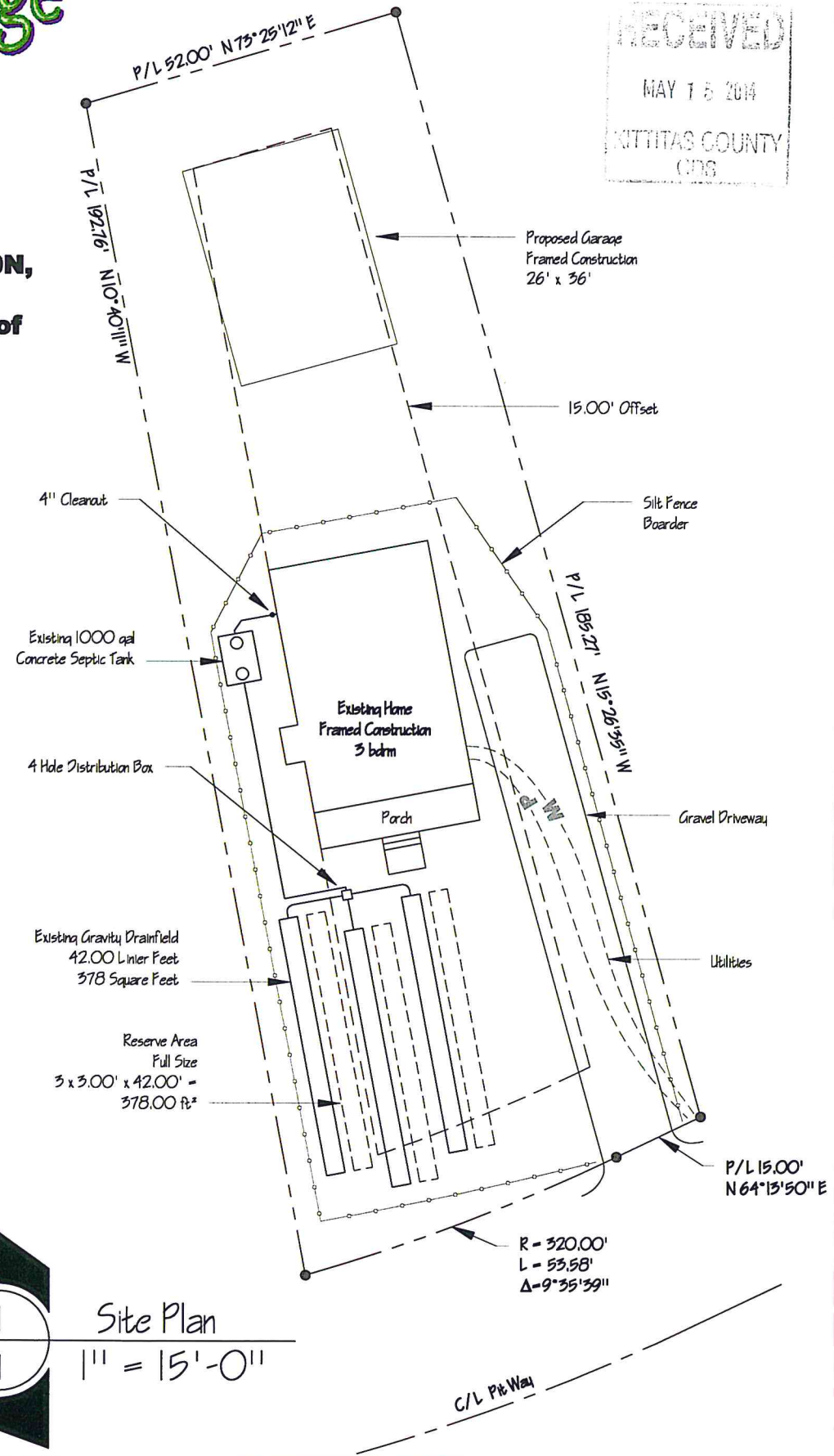
Vicinity Map NTS



Easton Village

Div. 1

Part of Section 11, T.20N,
R.13E., WM.,
Kittitas County, State of
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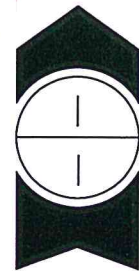
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Assessor's Parcel # 349034

Assessor's Map # 20-13-11050-0056

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| P/L ~ Property Line | P ~ Underground Power |
| 98.3 ~ Existing Elevation | W ~ Water Line |



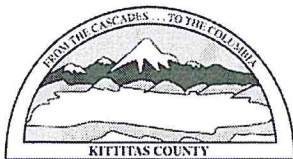
Site Plan

1" = 15'-0"

AMBERIA ENGINEERING
504 Columbia Ave.
Kenmore, WA 98028
(509)674-5125
FAX: (509)674-5125

Easton Village Div II
SECTION 11, T20N, R13E, WM
KITKITAS COUNTY, WASHINGTON

Todd & Pam Littlefield
15919-70th Ave. NE
Kenmore, WA 98028



KITITITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITITITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

ZONING VARIANCE APPLICATION

Relief from a provisions of Title 17 when, because of unusual circumstances, following such provision would cause undue hardship (See KCC 17.84)

Please type or print clearly in ink. Attach additional sheets as necessary. Pursuant to KCC 15A.03.040, 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

- Site plan of the property with all proposed: buildings; points of access, roads, and parking areas; septic tank and drainfield and replacement area; areas to be cut and/or filled; and, natural features such as contours, streams, gullies, cliffs, etc.
- Project Narrative responding to Questions 9 and 10 on the following pages.

APPLICATION FEES:

- \$523.00 Kittitas County Community Development Services (KCCDS)
 - \$235.00 Kittitas County Environmental Health
 - \$50.00 Kittitas County Department of Public Works
 - \$65.00 Kittitas County Fire Marshal
-
- \$873.00 Total fees due for this application (One check made payable to KCCDS)**

For Staff Use Only

Application Received By (CDS Staff Signature): 	DATE: 5-15-14	RECEIPT # 21182	
			DATE STAMP IN BOX

COMMUNITY PLANNING • BUILDING INSPECTION • PLAN REVIEW • ADMINISTRATION • PERMIT SERVICES • CODE ENFORCEMENT • FIRE INVESTIGATION

GENERAL APPLICATION INFORMATION

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

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

Name: Todd & Pam Littlefield
Mailing Address: 15919 - 70th Ave NE
City/State/ZIP: Kenmore, WA. 98028
Day Time Phone: 425-408-1171 # 206-406-1285 cell
Email Address: rufflesdog63@gmail.com

2. Name, mailing address and day phone of authorized agent, if different from landowner 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. Name, mailing address and day phone of other contact person

If different than land owner or authorized agent.

Name: _____
Mailing Address: _____
City/State/ZIP: _____
Day Time Phone: _____
Email Address: _____

4. Street address of property:

Address: 241 Pit Way
City/State/ZIP: Easton, WA

5. Legal description of property (attach additional sheets as necessary):

Acres 24 Easton Village Div. 1, lot 56
Sec. 16, Twp 20 Rge. 13

6. Tax parcel number: 349034

7. Property size: .26 (acres)

8. Land Use Information:

Zoning: Rural S Comp Plan Land Use Designation: Rural Residential

PROJECT NARRATIVE

(INCLUDE RESPONSES AS AN ATTACHMENT TO THIS APPLICATION)

9. **Narrative project description (include as attachment):** Please include at minimum the following information in your description: describe project size, location, and the provision of zoning code for which this variance is requested and the way in which you wish to vary from the code.
10. **A variance may be granted only when the following criteria are met (see KCC 17.84.10). Please describe in detail how each criteria is met for this particular request:**
- 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.
 - 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.
 - C. That authorization of such variance will not be materially detrimental to the public welfare or injurious to property in the vicinity.
 - D. That the granting of such variance will not adversely affect the realization of the comprehensive development pattern.

AUTHORIZATION

11. 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 transmitted to the Land Owner of Record and copies sent to the authorized agent or contact person, as applicable.

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

x Jordan Littlefield

Date:

5-14-14

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

x Vanessa Littlefield

Date:

5-14-14

10a.

Property narrows as you get to back property line.

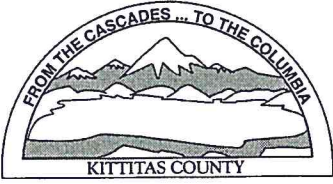
b. Neighbors garage is 9 ft from our property line.

c. This variance will be 2 ft total. Not detrimental to the public welfare.

d. No. This variance is way ~~is~~ less than others in neighborhood, because of the size of lots.

9. 26 x 36 Garage. Garage will be built at back portion of property behind Cabin. Asking for a variance of 1 ft on each side code section 17.30A.050.





KITTITAS COUNTY PERMIT CENTER
411 N. RUBY STREET, ELLENSBURG, WA 98926

RECEIPT NO.: 00021182

COMMUNITY DEVELOPMENT SERVICES
(509) 962-7506

PUBLIC HEALTH DEPARTMENT
(509) 962-7698

DEPARTMENT OF PUBLIC WORKS
(509) 962-7523

Account name: 006406

Date: 5/15/2014

Applicant: TODD & PAM LITTLEFIELD

Type: check # 8194

<u>Permit Number</u>	<u>Fee Description</u>	<u>Amount</u>
VA-14-00002	ADMINISTRATIVE VARIANCE	523.00
VA-14-00002	ADMIN VARIANCE FM FEE	65.00
VA-14-00002	PUBLIC WORKS ADMIN VARIANCE	50.00
VA-14-00002	EH LAND USE VARIANCE REVIEW	235.00
	Total:	873.00