



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-22-00003) Ward

NOTIFICATION OF: Notice of Application

NOTIFICATION MAIL DATE: June 2, 2022

I certify that the following documentation:

- Notice of Application for VA-22-00003 Ward Zoning Variance

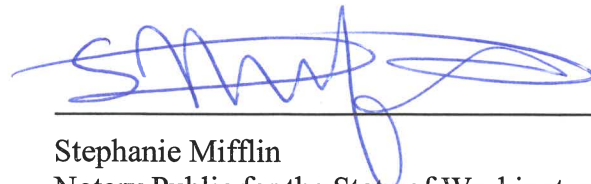
has been mailed and/or emailed to the attached list of persons and participants, and that proper notification (as attached) has been published in the Legal Newspaper(s) of Record for Kittitas County.

  
 \_\_\_\_\_ Signature

Jeremiah Cromie  
 Community Development Services Planner  
 County of Kittitas  
 State of Washington

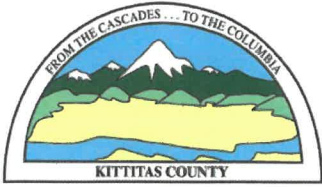
Subscribed and sworn to before me this 2<sup>nd</sup> day of June, 2022



  
 \_\_\_\_\_

Stephanie Mifflin  
 Notary Public for the State of Washington residing  
 in Ellensburg.

My appointment expires: 12.23.25



## 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, June 2, 2022**  
**Application Received: Friday, May 13, 2022**  
**Application Complete: Wednesday, May 25, 2022**

**Project Name (VA-22-00003): Ward Setback Variance**  
**Applicant: Sam & Val Ward (Landowners)**

**Location:** The subject property is parcel # 482434 (Lot 51 of Wildwood #2 Plat) located at 461 S Lake Cabins Road, approximately 0.28 miles from the intersection of S Lake Cabins Road and State Route 903 in Ronald, WA in Section 02, Township 20, Range 14. Map number 20-14-02054-0051.

**Proposal:** The proposal requests a 6.3-foot reduction on the west property line and 6.7-foot reduction on the east property from the 15-foot side lot line setback requirement in KCC 17.30.050 for extended patio covers. This would result in an 8.7-foot structural setback from the west property line and an 8.3-foot structural setback from the east property line if the variance is approved. The property is zoned Rural Recreation in a Rural Recreation 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-22-00003 Ward". 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: 509-962-7506

**Written Comments** on this proposal can be submitted to CDS any time prior to 5:00 p.m. on **June 17, 2022**. 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.

**Designated Permit Coordinator (staff contact):** Jeremiah Cromie, Staff Planner: (509) 962-7046; email at [jeremiah.cromie@co.kittitas.wa.us](mailto:jeremiah.cromie@co.kittitas.wa.us)

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JOVANOVIH, ELLEN KAY PO BOX 311 RONALD, WA 98940-0311	SCHONEWALD, KURT ETUX PO BOX 348 RONALD, WA 98940-0343	BAINTER, JEFFREY A PO BOX 1041 ROSLYN, WA 98941-0012
MORRISON, SUE D 10618 35TH AVE SW SEATTLE, WA 98146	WARD, SAMUEL RICHARD & VALERIE ANN PO BOX 391 RONALD, WA 98940-0391	LESSARD, STEVE & SHANON 2111 E TERRACE ST SEATTLE, WA 98122-5931
WENGER, PHYLLIS M 312 LEISURE LN PORT ANGELES, WA 98362	MICHELTEN, WARREN W & 20719 SE 3RD WY SAMMAMISH, WA 98074-3818	REGEIMBAL, MICHAEL ETUX PO BOX 104 ROSLYN, WA 98941
REYKDAL, GORDON & JANICE 8908 EASTVIEW AVE EVERETT, WA 98208-2303	BARTON, ALLAN & GAYLA PO BOX 174 RONALD, WA 98940-0174	KESTER, RORY D PO BOX 928 ROSLYN, WA 98941
KKG ASSET HOLDINGS LLC 8908 EASTVIEW AVE EVERETT, WA 98208	CONRAD, RONALD L PO BOX 25 RONALD, WA 98940-0025	AXLEN, WESLEY B & LINDA S 5929 60TH ST SE SNOHOMISH, WA 98290-5141
VAUGHAN, DEREK & TRUDY L PO BOX 49 ROSLYN, WA 98941-0049	TRACY LIVING TRUST PO BOX 176 RONALD, WA 98940-0176	KIRK, JAMES & CONNIE 6842 47TH LOOP NE OLYMPIA, WA 98516-2109
REGEIMBAL, MICHAEL V ETUX PO BOX 104 ROSLYN, WA 98941	MARSHALL, GEORGE KIRBY & KATHLEEN MARY 18502 82ND AVE W EDMONDS, WA 98026	COATES, CHARLES N PO BOX 40 RONALD, WA 98940-0040
KESTER, DELORES M TRUSTEE PO BOX 928 ROSLYN, WA 98941	MEISER, KIRK D & HOLLIE L 30920 219TH WAY SE BLACK DIAMOND, WA 98010-1711	KOERICK, THOMAS M 2546 12TH AVE W SEATTLE, WA 98119-2117
NORTHRUP, SHARON K TRUSTEE 12526 230TH PL NE REDMOND, WA 98053-5629	FAHEY, MARK J 620 BUTTE HILL RD WOODLAND, WA 98674-9638	HAUGEN, JACK H ETUX PO BOX 363 RONALD, WA 98940



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KITTITAS COUNTY – NOTICE OF APPLICATION  
Ward Setback Variance VA 22-00003

NOTICE IS HEREBY given that Sam & Val Ward, landowners, submitted a Setback Variance application on May 13, 2022 pursuant to Kittitas County Code 17.84 on .54 acres of land zoned Rural Recreation within a Rural Recreation land use designation. The proposal requests a 6.3-foot reduction on the west property line and 6.7-foot reduction on the east property from the 15-foot side lot line setback requirement in KCC 17.30.050 for extended patio covers. This would result in an 8.7-foot structural setback from the west property line and a 8.3-foot structural setback from the east property line if the variance is approved. The subject property is parcel # 482434 (Lot 51 of Wildwood #2 Plat) located at 461 S Lake Cabins Road, approximately 0.28 miles from the intersection of S Lake Cabins Road and State Route 903 in Ronald, WA in Section 02, Township 20, Range 14. Map number 20-14-02054-0051.

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-22-00003 Ward" or in person at 411 N Ruby St. Suite 2, Ellensburg, WA 98926 during regular business hours. Phone: (509) 962-7046

Written Comments on this proposal can be submitted to CDS any time prior to 5:00 p.m. on **June 17, 2022**. 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):  
Jeremiah Cromie, Staff Planner: (509) 962-7046;  
email at [jeremiah.cromie@co.kittitas.wa.us](mailto:jeremiah.cromie@co.kittitas.wa.us)

Notice of Application: June 2, 2022  
Application Received: May 13, 2022  
Application Complete: May 25, 2022

Dated: June 2, 2022  
Published NKC Tribune June 2, 2022

(Published in the N.K.C. TRIBUNE, June 2, 2022.)

14.5" Line Legal (2x7.25)  
RUN DATE: JUNE 2, 2022

Total cost = \$145.00

APPROVED BY

DATE

Please sign and fax back to: (509) 674-5571

Approved as shown.

Approved with indicated changes.

**From:** [Jana Stoner](#)  
**To:** [Jeremiah Cromie](#)  
**Subject:** Re: VA-22-00003 Ward (Publishing) - Notice of Application  
**Date:** Tuesday, May 31, 2022 8:33:28 AM

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CONFIRMATION OF RECEIPT.

: -)

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**Jana E. Stoner - Publisher / CEO**  
[jana@nkctribune.com](mailto:jana@nkctribune.com)

(509) 674-2511 ext. 206  
P.O. Box 308 | 807 W. Davis St., suite 101A  
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– Northern Kittitas County Tribune  
– U.K.C. Builders' Planning Guide  
– EXPLORE! Central Cascades Visitor Guide

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On May 31, 2022, at 8:07 AM, Jeremiah Cromie  
<[jeremiah.cromie@co.kittitas.wa.us](mailto:jeremiah.cromie@co.kittitas.wa.us)> wrote:

Jana,

This one looks fine. Thanks again!

**Jeremiah Cromie**  
Planner II  
Kittitas County  
Community Development Services  
411 N. Ruby Street; Suite 2  
Ellensburg, WA 98926  
Office: 509-962-7046  
[jeremiah.cromie@co.kittitas.wa.us](mailto:jeremiah.cromie@co.kittitas.wa.us)

**From:** Jana Stoner <[jana@nkctribune.com](mailto:jana@nkctribune.com)>  
**Sent:** Friday, May 27, 2022 6:57 PM  
**To:** Jeremiah Cromie <[jeremiah.cromie@co.kittitas.wa.us](mailto:jeremiah.cromie@co.kittitas.wa.us)>



**Cc:** Terry Hamberg <[terry@nkctribune.com](mailto:terry@nkctribune.com)>; NKC Tribune Advertising <[ads@nkctribune.com](mailto:ads@nkctribune.com)>

**Subject:** Re: VA-22-00003 Ward (Publishing) - Notice of Application

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Here's the updated legal notice; same size and pricing.

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**Jana E. Stoner - Publisher / CEO**  
[jana@nkctribune.com](mailto:jana@nkctribune.com)

(509) 674-2511 ext. 206  
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On May 27, 2022, at 4:56 PM, Jeremiah Cromie  
<[jeremiah.cromie@co.kittitas.wa.us](mailto:jeremiah.cromie@co.kittitas.wa.us)> wrote:

Jana,

I had the east and west wrong in the 2<sup>nd</sup> part of that first paragraph. I have attached the updated legal. Everything else looked fine.

Thanks!

**Jeremiah Cromie**  
**Planner II**  
**Kittitas County**  
**Community Development Services**  
411 N. Ruby Street; Suite 2  
Ellensburg, WA 98926  
Office: 509-962-7046  
[jeremiah.cromie@co.kittitas.wa.us](mailto:jeremiah.cromie@co.kittitas.wa.us)

**From:** Jana Stoner <[jana@nkctribune.com](mailto:jana@nkctribune.com)>  
**Sent:** Friday, May 27, 2022 4:46 PM  
**To:** Jeremiah Cromie <[jeremiah.cromie@co.kittitas.wa.us](mailto:jeremiah.cromie@co.kittitas.wa.us)>  
**Cc:** Terry Hamberg <[terry@nkctribune.com](mailto:terry@nkctribune.com)>; NKC Tribune Advertising <[ads@nkctribune.com](mailto:ads@nkctribune.com)>  
**Subject:** Re: VA-22-00003 Ward (Publishing) - Notice of Application

**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.

Hi Jeremiah,

Thanks for sending in early for next week's edition. Total cost will be \$145.00 to publish in the Tribune.  
We are closed Monday for the holiday, so let us know by end of day Tuesday if there are any changes.

Have a good one!

Jana

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**Jana E. Stoner** - Publisher / CEO  
[jana@nkctribune.com](mailto:jana@nkctribune.com)

(509) 674-2511 ext. 206  
P.O. Box 308 | 807 W. Davis St., suite 101A  
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On May 27, 2022, at 4:29 PM, Jeremiah Cromie  
<[jeremiah.cromie@co.kittitas.wa.us](mailto:jeremiah.cromie@co.kittitas.wa.us)> wrote:

Good afternoon,

Please publish the attached legal in the June 2, 2022 edition of the NKCT. Please send a proof when ready.

**From:** [Jeremiah Cromie](#)  
**To:** [Ryan McAllister](#); [Kim Dawson](#); ["long@kittcom.org"](#); [Julie Kiorsvik](#); [Toni Berkshire](#); [Jesse Cox](#); [Holly Erdman](#); [Lisa Lawrence](#); [Patti Stacey](#); [Candie Leader](#); [Ken Grannan](#); ["enviroreview@yakama.com"](#); ["corrine\\_camuso@yakama.com"](#); ["jessica\\_lally@yakama.com"](#); ["noah\\_oliver@yakama.com"](#); ["casey\\_barney@yakama.com"](#); ["kozi@yakamafish-nsn.gov"](#); ["matj@yakamafish-nsn.gov"](#); ["barh@yakamafish-nsn.gov"](#); ["separegister@ecy.wa.gov"](#); ["gcle461@ecy.wa.gov"](#); ["lowh461@ECY.WA.GOV"](#); ["FormerOrchards@ecy.wa.gov"](#); ["wendy\\_neet@ecy.wa.gov"](#); ["Scott.Downes@dfw.wa.gov"](#); ["Jennifer.Nelson@dfw.wa.gov"](#); ["Elizabeth.Torrey@dfw.wa.gov"](#); ["sepa@dahp.wa.gov"](#); ["jorgia@cwu.edu"](#); ["nelmsk@cwu.edu"](#); [Jeremy Larson](#); [Steph Mifflin](#); ["russell.mau@doh.wa.gov"](#); ["rivers@dnr.wa.gov"](#); ["shane.early@dnr.wa.gov"](#); ["SEPACENTER@dnr.wa.gov"](#); ["Garren.Andrews@dnr.wa.gov"](#); ["MARTIN.MAUNEY@dnr.wa.gov"](#); ["brooksideconsulting@gmail.com"](#); ["tribune@nkctribune.com"](#); ["terry@nkctribune.com"](#); ["mwoodruff@kvnews.com"](#); ["mbreckenridge@kvnews.com"](#); ["legals@kvnews.com"](#); ["Deborah.j.knaub@usace.army.mil"](#); ["lhendrix@usbr.gov"](#); ["mark.a.gradwohl.civ@mail.mil"](#); ["Kimberly.peacher@navy.mil"](#); ["Robert.d.bright10.civ@army.mil"](#); [Haley Mercer](#); [Christy Garcia](#); ["robertsb@cersd.org"](#); ["communityrelations@cersd.org"](#); ["steve@snoqualmietribe.us"](#); ["dahp@snoqualmietribe.us"](#); ["quy.moura@colvilletribes.com"](#); ["Aren.Orsen.HSY@colvilletribes.com"](#); ["sam.rushing@colvilletribes.com"](#); ["ken.graham@parks.wa.gov"](#); ["matt.boast@kittitaspud.com"](#); ["Brian.ingalls@pse.com"](#); ["kdkistler@bpa.gov"](#); ["klarned@fs.fed.us"](#); ["Jacob.Prilucik@wsdot.wa.gov"](#); ["SCPlanning@wsdot.wa.gov"](#)  
**Cc:** [Sam](#); ["Val"](#); [Jeremy Johnston](#); [Kelly Bacon \(CD\)](#); [Rachael Stevie \(CD\)](#)  
**Subject:** VA-22-00003 Ward - Notice of Application  
**Date:** Thursday, June 2, 2022 8:49:43 AM  
**Attachments:** [VA-22-00003 Ward Notice of Application.pdf](#)

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Good morning,

CDS is requesting comments on the following setback variance application: VA-22-00003 Ward.

Links to the file materials can be found below. The comment period will end on Friday June 17, 2022 at 5 PM (PDT). CDS will assume your agency does not wish to provide comment if not received by this date. Please let me know if you have any issues accessing the materials.

[VA-22-00003 Ward – Internal](#)

[VA-22-00003 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-22-00003 Ward”.

Thank you.

**Jeremiah Cromie**  
Planner II  
Kittitas County  
Community Development Services  
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