



KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTTITAS.WA.US

Office (509) 962-7506

“Building Partnerships – Building Communities”

Affidavit of Mailing & Publication

PROPOSAL NAME: (VA-22-00003) Ward

NOTIFICATION OF: Notice of Decision

NOTIFICATION MAIL DATE: July 7, 2022

I certify that the following documentation:

- Notice of Decision 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 II
 County of Kittitas
 State of Washington

Subscribed and sworn to before me this 7th day of July, 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

NOTICE OF DECISION

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

From: Jeremiah Cromie, Staff Planner

Date: July 7, 2022

Subject: **Ward Zoning Setback Variance (VA-22-00003)**

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 Sam & Val Ward, landowners, to reduce the 15-foot side lot line setback requirement in KCC 17.30.050 by 6.3-feet and 6.7-feet for construction a covered patio, which would have resulted in an 8.7-foot structural setback from the west property line and a 8.3-foot structural setback from the east property line. 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. This property is in Section 02, Township 20, Range 14 and bears Assessor's map number 20-14-02054-0051. Affected property owners may request a change in valuation for property tax purposes notwithstanding any program of revaluation.

An appeal of this land use decision must be filed within 10 working days by submitting specific factual objections and a fee of \$1550 to the Kittitas County Community Development Services at 411 N Ruby St Suite 2, Ellensburg, WA 98926. The appeal period deadline is **5:00 PM July 21, 2022**.

The original application, decision and related information may be examined during business hours at Kittitas County Development Services, 411 N Ruby St Suite 2, Ellensburg, WA 98926 or on the CDS website at <http://www.co.kittitas.wa.us/cds/land-use/default.aspx> under "Setback Variance" under file number "VA-22-00003 Ward"

If you have questions or need assistance, please contact Community Development Services at (509) 962-7046; email at jeremiah.cromie@co.kittitas.wa.us Staff Planner: Jeremiah Cromie.

Kittitas County Public Works
kelee.hodges.pw@co.kittitas.wa.us
candie.leader@co.kittitas.wa.us

Kittitas County Environmental Health
jesse.cox@co.kittitas.wa.us
holly.erdman@co.kittitas.wa.us

Snoqualmie Tribe
steve@snoqualmietribe.us
dahp@snoqualmietribe.us
adam@snoqualmietribe.us

Kittitas County Building Dept.
Jeremy.larson@co.kittitas.wa.us
Steph.mifflin@co.kittitas.wa.us

Applicants
Sam Ward samw@apssm.com
Val Ward valw@apssm.com

From: [Jeremiah Cromie](#)
To: [Kelee Hodges](#); [Jesse Cox](#); [Holly Erdman](#); [Candie Leader](#); [Holly Erdman](#); "[steve@snoqualmtribe.us](#)"; "[dahp@snoqualmtribe.us](#)"; "[adam@snoqualmtribe.us](#)"; [Jeremy Larson](#); [Steph Mifflin](#); "[samw@apssm.com](#)"; "Val"
Cc: [Jeremy Johnston](#); [Kelly Bacon \(CD\)](#); [Rachael Stevie \(CD\)](#)
Subject: VA-22-00003 Ward - Notice of Decision
Date: Thursday, July 7, 2022 8:26:23 AM
Attachments: [VA-22-00003 Ward Notice of Decision.pdf](#)
[VA-22-00003 Ward Findings of Fact and Decision.pdf](#)

Good morning,

Please see the attached correspondence regarding the Ward Zoning Setback Variance (VA-22-00003).

The appeal deadline for this decision is **5:00 PM (PDT) July 21, 2022.**

Please contact me directly with any questions.

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

**Notice of Decision
Ward Setback Variance
VA 22-00003**

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 Sam & Val Ward, landowners, to reduce the 15-foot side lot line setback requirement in KCC 17.30.050 by 6.3-feet and 6.7-feet for construction a covered patio, which would have resulted in an 8.7-foot structural setback from the west property line and a 8.3-foot structural setback from the east property line. 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. This property is in Section 02, Township 20, Range 14 and bears Assessor's map number 20-14-02054-0051. Affected property owners may request a change in valuation for property tax purposes notwithstanding any program of revaluation.

An appeal of this land use decision must be filed within 10 working days by submitting specific factual objections and a fee of \$1550 to the Kittitas County Community Development Services at 411 N Ruby St Suite 2, Ellensburg, WA 98926. The appeal period deadline is **5:00 PM July 21, 2022**.

The original application, decision and related information may be examined during business hours at Kittitas County Development Services, 411 N Ruby St Suite 2, Ellensburg, WA 98926 or on the CDS website at <http://www.co.kittitas.wa.us/cds/land-use/default.aspx> under "Setback Variance" under file number "VA-22-00003 Ward"

Dated: July 7, 2022

PUBLISH: NKC Tribune: July 7, 2022

PUBLISH: Daily Record: July 7, 2022 / LEGAL #: 256035



ADVERTISING PROOF

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

BILLING DATE:	ACCOUNT NO:
07/01/22	50096

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

AD #	DESCRIPTION	START	STOP	TIMES	AMOUNT
256035	Notice of Decision W	07/07/22	07/07/22	2	\$109.24

Payments:

Date	Method	Card Type	Last 4 Digits	Check	Amount
------	--------	-----------	---------------	-------	--------

Discount: \$0.00
 Surcharge: \$0.00
 Credits: \$0.00

Gross: **\$109.24**
 Paid Amount: **\$0.00**

Amount Due: \$109.24

We Appreciate Your Business!