

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-23-00002) Mannes

NOTIFICATION OF: Notice of Application

NOTIFICATION MAIL DATE: February 2, 2023

I certify that the following documentation:

- Notice of Application for VA-23-00002 Mannes 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.

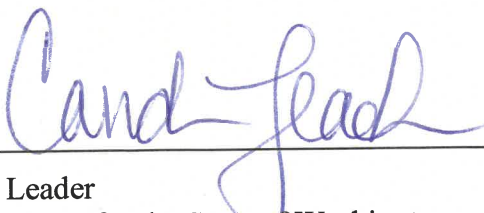


Signature

Chace Pedersen
Planner I
Community Development Services
County of Kittitas
State of Washington

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





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

My appointment expires: 12.23.2025

Notice of Application
Mannes Setback Variance
VA-23-00002

NOTICE IS HEREBY given that Leif Mannes, landowner, and Erik Hohmann, authorized agent, submitted a Setback Variance application on January 17, 2023, pursuant to Kittitas County Code 17.84, on 1.08 acres of land zoned Forest & Range in a Rural Working Land Use. The proposal requests a 10-foot reduction from the 25-foot front lot line required setback for the construction of an 896 square foot detached storage garage. The 25-foot front lot line setback requirements come from KCC 17.56.060(1). If the variance is approved, it would result in a 15-foot front lot line structural setback for the proposed detached garage, respectively. The subject property is parcel # 612136 (Lots 21 & 22 of Lake Easton Estates) located off Kachess River Rd., approximately 0.26 miles northeast from the intersection of West Sparks Road and Kachess River Road. The property is in Section 03, Township 20, Range 13 in Kittitas County. Map number 20-13-03050-0022.

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-23-00002 Mannes”. 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 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): Chace Pedersen, Staff Planner: (509) 962-7637; email at chace.pedersen@co.kittitas.wa.us

| | |
|------------------------|------------------|
| Notice of Application: | February 2, 2023 |
| Application Received: | January 17, 2023 |
| Application Complete: | January 26, 2023 |

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

From: [Jana Stoner \(NKC Tribune\)](#)
To: [Chace Pedersen](#)
Cc: [NKC Tribune Advertising Department](#)
Subject: Re: VA-23-00002 Mannes (Publishing) - Notice of Application
Date: Monday, January 30, 2023 12:10:49 PM

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 OF RECEIPT.

We will get this published.

Jana

Jana E. Stoner - Publisher / CEO
jana@nkctribune.com

(509) 674-2511 ext. 7206
P.O. Box 308 | 807 W. Davis St., suite 101A
Cle Elum, WA 98922

– Northern Kittitas County Tribune
– U.K.C. Builders' Planning Guide
– EXPLORE! Central Cascades Visitor Guide

www.NKCTribune.com

On Jan 30, 2023, at 12:06 PM, Chace Pedersen
<chace.pedersen@co.kittitas.wa.us> wrote:

Good afternoon,

Please publish the attached legal in your paper as follows:

Daily Record: February 2, 2023

NKCT: February 2, 2023

Please let me know if there are any questions or concerns. Thanks!

Chace Pedersen

Planner I

Kittitas County Community Development Services

411 N. Ruby Street, Ste 2

Ellensburg, WA 98926

Office: (509) 962-7637

chace.pedersen@co.kittitas.wa.us

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message id: 38eb45916c6dcbdac24bb8719d004a14

<VA-23-00002 Mannes - NOA Legal.pdf>

From: [Megan Breckenridge](#)
To: [Chace Pedersen](#)
Subject: Re: VA-23-00002 Mannes (Publishing) - Notice of Application
Date: Tuesday, January 31, 2023 10:16:45 AM

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.

Thank you for your final approval, Chace!

Have a great week ahead!

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: Chace Pedersen <chace.pedersen@co.kittitas.wa.us>
Sent: Tuesday, January 31, 2023 10:14 AM
To: Megan Breckenridge <mbreckenridge@kvnews.com>
Subject: RE: VA-23-00002 Mannes (Publishing) - Notice of Application

CAUTION, this email originated from outside the organization.

I approve. Thanks again!

Chace Pedersen

Planner I
Kittitas County Community Development Services
411 N. Ruby Street, Ste 2
Ellensburg, WA 98926
Office: (509) 962-7637
chace.pedersen@co.kittitas.wa.us

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From: Megan Breckenridge <mbreckenridge@kvnews.com>
Sent: Monday, January 30, 2023 1:07 PM
To: Chace Pedersen <chace.pedersen@co.kittitas.wa.us>
Subject: Re: VA-23-00002 Mannes (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.

Good afternoon, Chace,

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

Please let me know if you approve or would like changes made by our 10:30am deadline on February 1.

Thank you and have a nice week!

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: Chace Pedersen <chace.pedersen@co.kittitas.wa.us>
Sent: Monday, January 30, 2023 12:06 PM
To: Megan Breckenridge <mbreckenridge@kvnews.com>; KVNews Legals <legals@kvnews.com>; terry@nkctribune.com <terry@nkctribune.com>; jana@nkctribune.com <jana@nkctribune.com>; ads@nkctribune.com <ads@nkctribune.com>
Subject: VA-23-00002 Mannes (Publishing) - Notice of Application

CAUTION, this email originated from outside the organization.

Good afternoon,

Please publish the attached legal in your paper as follows:

Daily Record: February 2, 2023

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Please let me know if there are any questions or concerns. Thanks!

Chace Pedersen

Planner I

Kittitas County Community Development Services

411 N. Ruby Street, Ste 2

Ellensburg, WA 98926

Office: (509) 962-7637

chace.pedersen@co.kittitas.wa.us

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ADVERTISING PROOF

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| 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 |
|--------|----------------------|----------|----------|-------|----------|
| 329268 | Notice of Applicatio | 02/02/23 | 02/02/23 | 2 | \$169.25 |

Payments:

| Date | Method | Card Type | Last 4 Digits | Check | Amount |
|------|--------|-----------|---------------|-------|--------|
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| Discount: | \$0.00 | Gross: | \$169.25 |
| Surcharge: | \$0.00 | Paid Amount: | \$0.00 |
| Credits: | \$0.00 | | |

Amount Due: \$169.25

We Appreciate Your Business!

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Mannes Setback Variance
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Dated: February 2, 2023

PUBLISH: NKC Tribune: February 2, 2023

PUBLISH: Daily Record: February 2, 2023 / LEGAL #: 329268

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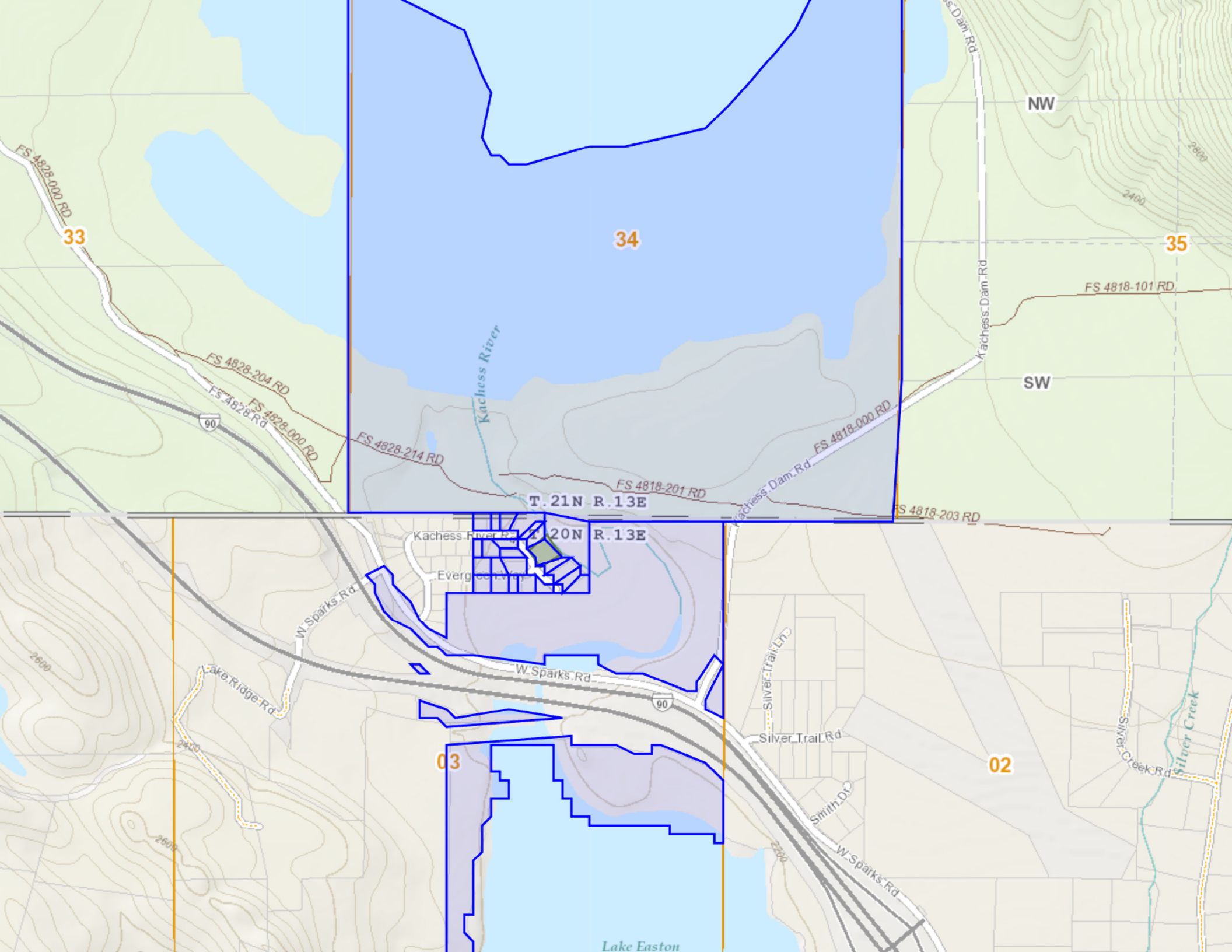
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Northwest Training Range Complex
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Bonneville Power Administration
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Forest Service
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Kittitas Valley Healthcare
Attn: CEO
603 S. Chestnut Street
Ellensburg, WA 98926
(mailed)

Fire District (Paste from List)
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Easton, WA 98925