

# 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-23-00008) Hendrix


NOTIFICATION OF: Notice of Application

NOTIFICATION MAIL DATE: September 26, 2023

I certify that the following documentation:

- Notice of Application for VA-23-00008 Hendrix 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 26<sup>th</sup> day of September, 2023



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

My appointment expires: 12-23-25

**Notice of Application**  
**Hendrix Setback Variance**  
**VA-23-00008**

NOTICE IS HEREBY given that William Hendrix, landowner, and Les Seifert, authorized agent, submitted a Setback Variance application on September 8, 2023, pursuant to Kittitas County Code 17.84, on 0.34 acres of land zoned Rural Recreation with a Rural Recreation land use designation. The proposal requests a 7.5-foot reduction from the 15-foot side lot line required setback for the construction of a garage and expansion of the existing home. The 15-foot side lot line setback requirements come from KCC 17.30.050. If the variance is approved, it would result in a 7.5-foot side lot line structural setback for the proposed expansion and garage, respectively. The subject property is parcel # 842034 (Lot 1, Block E, of Pine Loch Sun #1) located off E. Lakedale Dr., approximately 0.04 miles east from the intersection of SR 903 and Pine Loch Sun Dr. The property is in Section 02, Township 20, Range 14 in Kittitas County. Map number 20-14-02050-0501.

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-23-00008 Hendrix”. 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

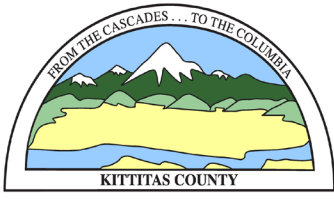
Written Comments on this proposal can be submitted to CDS any time prior to **5:00 p.m. on October 11, 2023**. Any person has the right to comment on the application and request a copy of the decision once made.

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 \$1670, however, you are encouraged to verify the fee amount prior to filing an appeal.

Designated Permit Coordinator (staff contact): Chace Pedersen, Staff Planner: (509) 962-7637; email at [chace.pedersen@co.kittitas.wa.us](mailto:chace.pedersen@co.kittitas.wa.us)

Notice of Application:	September 26, 2023
Application Received:	September 8, 2023
Application Complete:	September 20, 2023

Dated:	September 26, 2023
Published Daily Record:	September 26, 2023



# 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

Building Partnerships - Building Communities

## NOTICE OF APPLICATION

**Notice of Application: Tuesday, September 26, 2023**

**Application Received: Friday, September 8, 2023**

**Application Complete: Wednesday, September 20, 2023**

**Project Name (VA-23-00008): Hendrix Setback Variance**

**Applicant:** William Hendrix (Landowner), Les Seifert (Authorized Agent)

**Location:** The subject property is parcel # 842034 (Lot 1, Block E, of Pine Loch Sun #1) located at 21 E. Lakedale Dr., approximately 0.04 miles east from the intersection of SR 903 and Pine Loch Sun Drive. The property is in Section 02, Township 20, Range 14 in Kittitas County. Map number 20-14-02050-0501. The property is 0.34 acres and is zoned Rural Recreation with a Rural Recreation land use designation.

**Proposal:** The proposal requests a 7.5-foot reduction from the 15-foot side lot line required setback for the construction of garage and expansion of the existing home. The 15-foot side lot line setback requirements come from KCC 17.30.050. If the variance is approved, it would result in a 7.5-foot side lot line structural setback for the garage and expansion, respectively.

**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-23-00008 Hendrix". 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 October 11, 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 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 \$1670.

**Designated Permit Coordinator (staff contact):** Chace Pedersen, Staff Planner: (509) 962-7637; email at [chace.pedersen@co.kittitas.wa.us](mailto:chace.pedersen@co.kittitas.wa.us)

**From:** [Teneal Norrbom](#)  
**To:** [Chace Pedersen](#)  
**Subject:** Re: VA-23-00008 Hendrix - (Publishing) Notice of Application  
**Date:** Wednesday, September 20, 2023 4:28:22 PM

---

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Perfect, have a great evening!

**Teneal Norrbom | Ellensburg Daily Record**  
509-925-1414 ext. 570223  
[www.dailyrecordnews.com](http://www.dailyrecordnews.com)  
**Classifieds:** [classified2@kvnews.com](mailto:classified2@kvnews.com)  
**Legals:** [legals@kvnews.com](mailto:legals@kvnews.com)  
**Obituaries:** [obits@kvnews.com](mailto:obits@kvnews.com)

---

**From:** Chace Pedersen <[chace.pedersen@co.kittitas.wa.us](mailto:chace.pedersen@co.kittitas.wa.us)>  
**Sent:** Wednesday, September 20, 2023 4:24 PM  
**To:** Teneal Norrbom <[tnorrbom@kvnews.com](mailto:tnorrbom@kvnews.com)>  
**Subject:** RE: VA-23-00008 Hendrix - (Publishing) Notice of Application

**CAUTION, this email originated from outside the organization.**

Approved!

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](mailto:chace.pedersen@co.kittitas.wa.us)

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**From:** Teneal Norrbom <[tnorrbom@kvnews.com](mailto:tnorrbom@kvnews.com)>  
**Sent:** Wednesday, September 20, 2023 4:22 PM

**To:** Chace Pedersen <chace.pedersen@co.kittitas.wa.us>

**Subject:** Re: VA-23-00008 Hendrix - (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.

I like easy fixes; did I correct the right ones?

**Teneal Norrbom | Ellensburg Daily Record**

509-925-1414 ext. 570223

[www.dailyrecordnews.com](http://www.dailyrecordnews.com)

**Classifieds:** [classified2@kvnews.com](mailto:classified2@kvnews.com)

**Legals:** [legals@kvnews.com](mailto:legals@kvnews.com)

**Obituaries:** [obits@kvnews.com](mailto:obits@kvnews.com)

---

**From:** Chace Pedersen <[chace.pedersen@co.kittitas.wa.us](mailto:chace.pedersen@co.kittitas.wa.us)>

**Sent:** Wednesday, September 20, 2023 4:04 PM

**To:** Teneal Norrbom <[tnorrbom@kvnews.com](mailto:tnorrbom@kvnews.com)>

**Subject:** RE: VA-23-00008 Hendrix - (Publishing) Notice of Application

**CAUTION, this email originated from outside the organization.**

Hey Teneal,

There are two dates near the bottom that should say September 26, 2023 instead of September 6

**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](mailto:chace.pedersen@co.kittitas.wa.us)

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---

**From:** Teneal Norrbom <[tnorrbom@kvnews.com](mailto:tnorrbom@kvnews.com)>

**Sent:** Wednesday, September 20, 2023 4:00 PM

**To:** Chace Pedersen <[chace.pedersen@co.kittitas.wa.us](mailto:chace.pedersen@co.kittitas.wa.us)>

**Subject:** Re: VA-23-00008 Hendrix - (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, Chase,

The attached proof is pending approval for the following run date(s) 9/26.

Please give approval prior to the deadline of 9/21, 10:30am.

This one transferred real wonky and I fixed what I noticed, could you please double check it. I'd hate for anything to be blaringly off.

Thank you!

**Teneal Norrbom | Ellensburg Daily Record**

509-925-1414 ext. 570223

[www.dailyrecordnews.com](http://www.dailyrecordnews.com)

Classifieds: [classified2@kvnews.com](mailto:classified2@kvnews.com)

Legals: [legals@kvnews.com](mailto:legals@kvnews.com)

Obituaries: [obits@kvnews.com](mailto:obits@kvnews.com)

---

**From:** Chace Pedersen <[chace.pedersen@co.kittitas.wa.us](mailto:chace.pedersen@co.kittitas.wa.us)>

**Sent:** Wednesday, September 20, 2023 3:41 PM

**To:** Teneal Norrbom <[tnorrbom@kvnews.com](mailto:tnorrbom@kvnews.com)>; KVNews Legals <[legals@kvnews.com](mailto:legals@kvnews.com)>

**Cc:** Jamey Ayling <[jamey.ayling@co.kittitas.wa.us](mailto:jamey.ayling@co.kittitas.wa.us)>; Zach Torrance-Smith <[zach.torrancesmith@co.kittitas.wa.us](mailto:zach.torrancesmith@co.kittitas.wa.us)>

**Subject:** VA-23-00008 Hendrix - (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:** September 26, 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](mailto:chace.pedersen@co.kittitas.wa.us)

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message id: 38eb45916c6dcbdac24bb8719d004a14



# ADVERTISING PROOF

401 N Main St,  
 Ellensburg, WA 98926  
 Ph. (509) 204-8236 Fax: (907) 452-5054

BILLING DATE:	ACCOUNT NO:
09/20/23	50096

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

AD #	DESCRIPTION	START	STOP	TIMES	AMOUNT
425683	Notice of Applicatio	09/26/23	09/26/23	2	\$161.75

### Payments:

Date	Method	Card Type	Last 4 Digits	Check	Amount
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Discount:	<b>\$0.00</b>	Gross:	<b>\$161.75</b>
Surcharge:	<b>\$0.00</b>	Paid Amount:	<b>\$0.00</b>
Credits:	<b>\$0.00</b>		

**Amount Due: \$161.75**

*We Appreciate Your Business!*



**Notice of Application  
Hendrix Setback Variance  
VA-23-00008**

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Phone: 509-962-7506

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Notice of Application: September 26, 2023  
Application Received: September 8, 2023  
Application Complete: September 20, 2023

PUBLISH: Daily Record: September 26, 2023/LEGAL  
#: 425683

Kittitas County Fire Marshal  
[dan.young@co.kittitas.wa.us](mailto:dan.young@co.kittitas.wa.us)  
[marvin.douvier.sh@co.kittitas.wa.us](mailto:marvin.douvier.sh@co.kittitas.wa.us)

Kittitas County Sheriff's Dept.  
[kim.dawson@co.kittitas.wa.us](mailto:kim.dawson@co.kittitas.wa.us)

Kittitas County Board of County  
Commissioners  
[julie.kjorsvik@co.kittitas.wa.us](mailto:julie.kjorsvik@co.kittitas.wa.us)

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Kittitas County Code Enforcement  
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[PublicHealthInspectors@co.kittitas.wa.us](mailto:PublicHealthInspectors@co.kittitas.wa.us)

Kittitas County Solid Waste Programs  
[lisa.lawrence@co.kittitas.wa.us](mailto:lisa.lawrence@co.kittitas.wa.us)  
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[Elizabeth.Torrey@dfw.wa.gov](mailto:Elizabeth.Torrey@dfw.wa.gov)

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James E Brooks Library  
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[nelmsk@cwu.edu](mailto:nelmsk@cwu.edu)

Kittitas County Building Dept.  
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Northern Kittitas County Tribune  
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[lhendrix@usbr.gov](mailto:lhendrix@usbr.gov)

Yakima Training Center  
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Northwest Training Range Complex  
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[Robert.d.bright10.civ@army.mil](mailto:Robert.d.bright10.civ@army.mil)

Kittitas County Assessor  
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[Christine.garcia@co.kittitas.wa.us](mailto:Christine.garcia@co.kittitas.wa.us)

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[adam@snoqualmietribe.us](mailto:adam@snoqualmietribe.us)

Colville Tribe

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[milton.davis.adm@colvilletribes.com](mailto:milton.davis.adm@colvilletribes.com)

Kittitas County P.U.D.

[matt.boast@kittitaspud.com](mailto:matt.boast@kittitaspud.com)

Puget Sound Energy

[rightofway@pse.com](mailto:rightofway@pse.com)  
[Joseph.Pignatelli@pse.com](mailto:Joseph.Pignatelli@pse.com)

Bonneville Power Administration

[CMOlcese@bpa.gov](mailto:CMOlcese@bpa.gov)  
[vlconnell@bpa.gov](mailto:vlconnell@bpa.gov)

Forest Service

[kimberly.larned@usda.gov](mailto:kimberly.larned@usda.gov)

Washington State DOT

[Jacob.Prilucik@wsdot.wa.gov](mailto:Jacob.Prilucik@wsdot.wa.gov)  
[SCPlanning@wsdot.wa.gov](mailto:SCPlanning@wsdot.wa.gov)  
[AviationLandUse@wsdot.wa.gov](mailto:AviationLandUse@wsdot.wa.gov)

Washington State Parks

PO Box 42650  
Olympia, WA 98504-2650  
[ken.graham@parks.wa.gov](mailto:ken.graham@parks.wa.gov)

Kittitas Valley Healthcare

Attn: CEO  
603 S. Chestnut Street  
Ellensburg, WA 98926  
(mailed)

BUREAU OF LAND MANAGEMENT

915 N. WALLA WALLA  
WENATCHEE WA 98801  
(mailed)

Cle Elum- Roslyn School District 404

[robertsb@cersd.org](mailto:robertsb@cersd.org)  
[communityrelations@cersd.org](mailto:communityrelations@cersd.org)

KCFD #6 (Lake Cle Elum)

PO Box 328  
Ronald, WA 98940

PINELOCH STORAGE LLC  
10900 NE 8TH ST STE 220  
BELLEVUE, WA 98004-4453

PINELOCH SUN BEACH CLUB INC  
PO BOX 157  
RONALD, WA 98940-0157

MCGUGIN, MARGARET P  
21415 STARBIRD RD  
MT VERNON, WA 98274

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**Cc:** [Jamey Ayling](#); [Zach Torrance-Smith](#); ["lwseifert@comcast.net"](#)  
**Subject:** VA-23-00008 Hendrix - Notice of Application  
**Date:** Tuesday, September 26, 2023 11:02:00 AM  
**Attachments:** [VA-23-00008 Hendrix - Notices - NOA Memo.pdf](#)

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Good morning,

CDS is requesting comments on the following setback variance application: VA-23-00008 Hendrix.

Links to the file materials can be found below. The comment period will end on **October 11, 2023, at 5pm**. 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.

**Internal Link:** [VA-23-00008 Hendrix](#)

**External Link:** [VA-23-00008 Hendrix](#)

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-23-00008 Hendrix".

Thank you,

**Chace Pedersen**

Planner I

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