



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: (RU-22-00005) Kostanich

NOTIFICATION OF: Notice of Application

NOTIFICATION MAIL DATE: November 23, 2022

I certify that the following documentation:

- Notice of Application for RU-22-00005 Kostanich Reasonable Use

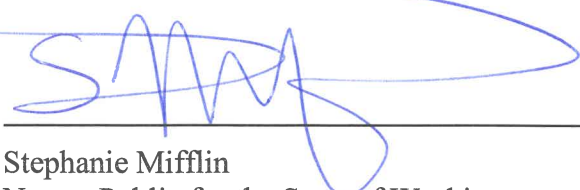
has been mailed and/or emailed to the attached list of persons and participants, and that proper notification (as attached) has been published in the Legal Newspaper(s) of Record for Kittitas County.

 _____ Signature

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

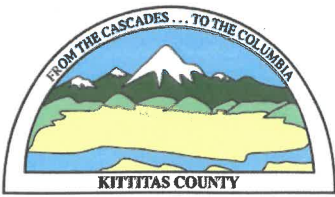
Subscribed and sworn to before me this 23rd day of November, 2022



 _____

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

My appointment expires: 12.23.25



KITTTITAS 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: Wednesday, November 23, 2022

Application Received: Wednesday, November 2, 2022

Application Complete: Thursday, November 17, 2022

Project Name: (RU-22-00005): Kostanich Reasonable Use

Applicant: Trevor Kostanich (Landowner)

Location: The subject property is parcel # 448135 located off Tanner Way, approximately 0.64 miles from the intersection of Hyak Dr and State Route 906 in Snoqualmie Pass, WA in Section 9, Township 22, Range 11. The property is on approximately .17 acres of land zoned LAMIRD Type 1 Residential.

Proposal: The applicant is requesting a reasonable use exception to the 150-foot buffer and 15 ft building setback buffer for a Type F stream (Tunnel Creek) to accommodate a single-family house, driveway, and associated utilities

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 "Reasonable Use" & "RU-22-00005 Kostanich". 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 **December 12, 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 17A.01.060(1)(a), Reasonable Uses 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

SNOPASS SF LOFTS LLC 401 N 36TH ST STE 201 SEATTLE, WA 98103-8630	LANHAM, ANTHONY ETUX 1513 4TH AVE W SEATTLE, WA 98119	MCIV LLC 2030 1ST AVE, 3RD FL SEATTLE, WA 98119-3452
SKI LIFTS INC PO BOX 1068 SNOQUALMIE PASS, WA 98068-1068	RICHARDSON, LUKAS J 9520 RAINIER AVE S APT 406 SEATTLE, WA 98118-6084	MENDEZ, CHRISTOPHER A & ALYSON A 7528 138TH PL SE NEWCASTLE, WA 98059-3090
MARCONI, JASON JOHN & KATHARINE RHODA PO BOX 204 SNOQUALMIE PASS, WA 98068-0204	PHILLIPS, BRYCE & ELISE PO BOX 9 SNOQUALMIE PASS, WA 98068	DEGGINGER, PRESTON 701 GALER ST UNIT 605 SEATTLE, WA 98109-3549
BREWSTER, GEORGE DANIEL 1351 LAFOREST DR SE NORTH BEND, WA 98045-9397	FENBERG, JASON & KELLY 597 14TH AVE W KIRKLAND, WA 98033-4829	LANE, DAVID & CHERYL 22304 NE 28TH ST SAMMAMISH, WA 98074-6406
SMITHHART, JAMES & SISSI PO BOX 127 SNOQUALMIE PASS, WA 98068-0127	MASON, ZACH & JENNIFER 2523 291ST AVE NE CARNATION, WA 98014-8214	USA (WNF) 215 MELODY LN WENATCHEE, WA 98801
KOSTANICH, TREVOR 223 SYDNEY AVE N NORTH BEND, WA 98045-8253	ALLYN, SHARON PO BOX 48 SNOQUALMIE PASS, WA 98068-0048	RUSA, NIK & JENI 2557 34TH AVE NE ISSAQUAH, WA 98029
SCOTT & LAURI HAYCOCK REV TRUST PO BOX 1095 NORTH BEND, WA 98045	NICOLOUDAKIS, HARRY 516 15TH AVE E SEATTLE, WA 98112-4513	HOFFMAN, HERBERT L III & JENNIFER L 5813A 55TH AVE NE SEATTLE, WA 98105-2170
SCOTT M & MAURY C CORBIN TRUST 1634 292ND PL NE CARNATION, WA 98014-9658	FARLEIGH, JENNA GOLDA 2405 28TH AVE W SEATTLE, WA 98199-3316	HENNE, ERIK & HEATHER 2727 64TH AVE SE MERCER ISLAND, WA 98040
KARR, DANIEL & BROOK 2129 NE NELSON LN ISSAQUAH, WA 98029-3671	MCBRIDE, JOSHUA D & HEATHER A PO BOX 58 SNOQUALMIE PASS, WA 98068-0058	MOSLEY FAMILY LLC 3001 S DAWES ST KENNEWICK, WA 99338-2705

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Kittitas Valley Healthcare
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Ellensburg, WA 98926
(mailed)

BUREAU OF LAND MANAGEMENT
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WENATCHEE WA 98801
(mailed)

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jensens@easton.wednet.edu
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PO Box 99
Snoqualmie Pass, WA 98068
jwiseman@snoqualmiepassfirerescue.org

From: Megan Breckenridge <mbreckenridge@kvnews.com>
Sent: Monday, November 21, 2022 9:00 AM
To: Jeremiah Cromie <jeremiah.cromie@co.kittitas.wa.us>
Subject: Ad: 307167 / Re: RU-22-00005 Kostanich (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,

As promised, please see attached for your second legal proof scheduled to run on November 23.

Thank you again!

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: Jeremiah Cromie <jeremiah.cromie@co.kittitas.wa.us>
Sent: Friday, November 18, 2022 3:35 PM
To: Megan Breckenridge <mbreckenridge@kvnews.com>; KVNews Legals <legals@kvnews.com>; 'Jana Stoner (NKCTribune)' <jana@nkctribune.com>; 'terry@nkctribune.com' <terry@nkctribune.com>; NKCTribune Advertising Department <ads@nkctribune.com>
Subject: RU-22-00005 Kostanich (Publishing) - Notice of Application

CAUTION, this email originated from outside the organization.

Good afternoon,

Please publish the attached legal as follows:

Daily Record: November 23, 2022

NKCT: November 23, 2022

Let me know if there are any questions or issues.

From: Megan Breckenridge <mbreckenridge@kvnews.com>
Sent: Monday, November 21, 2022 12:54 PM
To: Jeremiah Cromie <jeremiah.cromie@co.kittitas.wa.us>
Subject: Re: 307167 / Re: RU-22-00005 Kostanich (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.

Thanks Jeremiah!

How does this proof look?

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: Jeremiah Cromie <jeremiah.cromie@co.kittitas.wa.us>
Sent: Monday, November 21, 2022 12:51 PM
To: Megan Breckenridge <mbreckenridge@kvnews.com>
Subject: RE: 307167 / Re: RU-22-00005 Kostanich (Publishing) - Notice of Application

CAUTION, this email originated from outside the organization.

Hello,

One minor change in the 4th paragraph, should be RU-22-00005 instead of 4. Otherwise all good to go. 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

**Notice of Application
Kostanich
Reasonable Use
RU-22-00005**

NOTICE IS HEREBY given that Trevor Kostanich, landowner, submitted a Reasonable Use application pursuant to Kittitas County Code 17A.01 on November 2, 2022. The applicant is requesting a reasonable use exception to the 150 foot and additional 15-foot building setback buffer for a Type F stream to accommodate a single-family house, driveway, and associated utilities. The property is on approximately .17 acres of land zoned LAMIRD Type 1 Residential. The subject property is parcel # 448135 located off Tanner Way, approximately 0.64 miles from the intersection of Hyak Dr and State Route 906 in Snoqualmie Pass, WA in Section 9, Township 22, Range 11.

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 "Reasonable Use" & "RU-22-00005 Kostanich" or in person at 411 N Ruby St. Suite 2, Ellensburg, WA 98926 during regular business hours. Phone: (509) 962-7506

Written Comments on this proposal can be submitted to CDS any time prior to **5:00 p.m. on December 12, 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 17A.01.060(1)(a), Reasonable Uses 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

Notice of Application: November 23, 2022
Application Received: November 2, 2022
Application Complete: November 17, 2022

Dated: November 23, 2022

PUBLISH: NKC Tribune: November 23, 2022

PUBLISH: Daily Record: November 23, 2022 / LEGAL #: 307167

From: [Megan Breckenridge](#)
To: [Jeremiah Cromie](#)
Subject: Re: 307167 / Re: RU-22-00005 Kostanich (Publishing) - Notice of Application
Date: Monday, November 21, 2022 12:56:24 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.

Thank you, Jeremiah,

Enjoy your Thanksgiving!

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: Jeremiah Cromie <jeremiah.cromie@co.kittitas.wa.us>
Sent: Monday, November 21, 2022 12:55 PM
To: Megan Breckenridge <mbreckenridge@kvnews.com>
Subject: RE: 307167 / Re: RU-22-00005 Kostanich (Publishing) - Notice of Application

CAUTION, this email originated from outside the organization.

Megan,

This one looks fine and I give approval. Have yourself a good Thanksgiving!

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

From: [Jana Stoner \(NKC Tribune\)](#)
To: [Jeremiah Cromie](#)
Cc: [Terry Hamberg \(NKC Tribune\)](#); [NKC Tribune Advertising Department](#)
Subject: Re: RU-22-00005 Kostenich (Publishing) - Notice of Application
Date: Friday, November 18, 2022 5:27:36 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. Thanks for sending in early.

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 Nov 18, 2022, at 3:35 PM, Jeremiah Cromie
<jeremiah.cromie@co.kittitas.wa.us> wrote:

Good afternoon,

Please publish the attached legal as follows:

Daily Record: November 23, 2022

NKCT: November 23, 2022

Let me know if there are any questions or issues.

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

From: [Jeremiah Cromie](#)
To: [Joe Dietzel](#); [Kim Dawson](#); ["long@kittcom.org"](#); [Julie Kiorsvik](#); [Toni Berkshire](#); [PublicHealth Inspectors](#); [Lisa Lawrence](#); [Patti Stacey](#); [Kelee Hodges](#); [Candie Leader](#); [David Ohl](#); [Codi Fortier](#); ["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"](#); ["tebu461@ecy.wa.gov"](#); ["lowh461@ECY.WA.GOV"](#); ["FormerOrchards@ecy.wa.gov"](#); ["wendy.neet@ecy.wa.gov"](#); ["crosepa@ecy.wa.gov"](#); ["lcar461@ecy.wa.gov"](#); ["Scott.Downes@dfw.wa.gov"](#); ["Jennifer.Nelson@dfw.wa.gov"](#); ["Elizabeth.Torrey@dfw.wa.gov"](#); ["sepa@dahp.wa.gov"](#); ["jorgenja@cwu.edu"](#); ["nelmsk@cwu.edu"](#); [Jeremy Larson](#); [Steph Mifflin](#); ["russell.mau@doh.wa.gov"](#); ["rivers@dnr.wa.gov"](#); ["brenda.young@dnr.wa.gov"](#); ["luke.warthen@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"](#); ["mbreckenridge@kvnews.com"](#); ["legals@kvnews.com"](#); ["Deborah.i.knaub@usace.army.mil"](#); ["Jenae.N.Churchill@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](#); ["steve@snoqualmieltribe.us"](#); ["dahp@snoqualmieltribe.us"](#); ["adam@snoqualmieltribe.us"](#); ["guy.moura@colvilletribes.com"](#); ["Aren.Orsen.HSY@colvilletribes.com"](#); ["sam.rushing@colvilletribes.com"](#); ["matt.boast@kittitaspud.com"](#); ["Brian.ingalls@pse.com"](#); ["Dtsmith@BPA.gov"](#); ["klarned@fs.fed.us"](#); ["Jacob.Prilucik@wsdot.wa.gov"](#); ["SCPlanning@wsdot.wa.gov"](#); ["AviationLandUse@wsdot.wa.gov"](#); ["ken.graham@parks.wa.gov"](#); ["kombola@easton.wednet.edu"](#); ["jensens@easton.wednet.edu"](#); ["milleri@easton.wednet.edu"](#); ["jwiseman@snoqualmiepassfirerescue.org"](#)
Cc: [Dan Carlson](#); [Kelly Bacon \(CD\)](#); [Chace Pedersen](#)
Subject: RU-22-00005 Kostanich - Notice of Application
Date: Wednesday, November 23, 2022 8:54:47 AM
Attachments: [RU-22-00005 Kostanich Notice of Application.pdf](#)

Good morning,

CDS is requesting comments on the following Reasonable Use application: **RU-22-00005 Kostanich**. Links to the file materials can be found below. The comment period will end on **Monday December 12, 2022 at 5pm (PST)**. 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.

[RU-22-00005 Kostanich – Internal Link](#)

[RU-22-00005 Kostanich – External Link](#)

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 “Reasonable Use” and then the Project File Number “RU-22-00005 Kostanich”

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