



SUN COUNTRY  
MAINTENANCE ASSOCIATION

Kittitas County Community Development Services

411 N Ruby St STE 2

Ellensburg WA 98926

RECEIVED  
OCT 21 2024

Kittitas County CDS

Project Name VA-24-00002 Dunckley Zoning Variance

Applicant Luke Dunckley

On Behalf of the board of Sun Country Maintenance Association.

We received the notice for the request for a variance KCC 17.30A.050 to accommodate an existing structure.

The Structure was modified from a shed and bringing in electricity and hooking up to water without following compliance to submit an architectural request form prior to any modification to the property. The owner had not filed for permits and plans with Kittitas County in modifying the shed into a living structure with also adding deck/hot tub etc.

The homeowner and those working on the structure were approached during this modification concerning submitting the appropriate request. There was no survey done and compliance to the 15-foot variance. The structure is currently not in compliance to that ruling.

The Owner (Luke Dunkley) then rented the property out for a period of time as a VRBO. We then received request from Mr. Dunkley to sign off for AWS (Adequate Water Supply) which bought back to light the non-compliance by the owner and he was advised to the non-compliance of the Covenant Guidelines.

We then received an email May 9, 2024 from Luke Dunkley submitting an approval for the structure (again which was already modified and completed), He also indicated he had submitted to Kittitas County with their required preliminary site analysis form. He indicated he was working with them on correcting some violations and setbacks if needed along the property lines. Laura Kukes on May 7<sup>th</sup> emailed indicating needing the AWS to provide such approval for plans.

He indicated he was working with 3 neighbors to resolve property line issues.

We to date have not signed off approval for the structure in awaiting resolution from the County in receiving the "approved" plans by the County and that he got permits for such modification. This is 5 months from the last communication with Mr. Dunkley.

With that, we have concerns to the approval of the variance without the appropriate proof of documentation as stated above by the County.

Holli Sullivan - President

Suncountry Maintenance HOA

we would like notification  
to decision

Suncountry HOA  
PO Box 244  
Cle Elum 98922



## 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

**Application Received: September 20, 2024**

**Application Complete: September 30, 2024**

**Notice of Application: October 3, 2024**

**Project Name: VA-24-00002 Dunckley Zoning Variance**

**Applicant: Luke Dunckley**

**Location:** The subject property is parcel # 736434, located off Oakmont Dr. in Cle Elum, WA, approximately 0.69 miles southeast from the intersection of Oakmont Dr. and Golf Course Rd. The property is in Section 35, Township 20, Range 14 in Kittitas County. Map number 20-14-35052-0079.

**Proposal:** The proposal requests a 14-foot reduction to the 15-foot side yard setback required by KCC 17.30A.050 to accommodate an existing structure.

**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 "Zoning Variances", "View Active Applications", & "VA-24-00002 Dunckley". Materials may 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 18, 2024**. 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)