



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

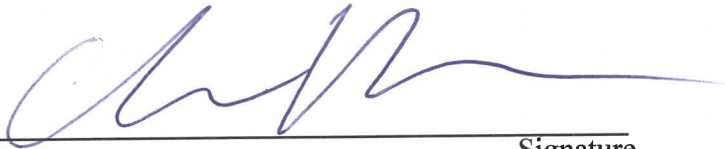
PROPOSAL NAME: VA-24-00002 Dunckley
NOTIFICATION OF: Notice of Application

NOTIFICATION MAIL DATE: October 3, 2024

I certify that the following documentation:

- Notice of Application for Dunckley Zoning Variance

has been mailed 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
County of Kittitas
State of Washington

Subscribed and sworn to before me this 3rd day of October 2024



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

My appointment expires: 12-23-25

From: [Chace Pedersen](#)
To: [Dan Young](#); [Marvin Douvier \(SH\)](#); [Kim Dawson](#); ["adminstaff@kittcom.org"](#); ["storch@kittcom.org"](#); ["julie.kjorsvik@co.kittitas.wa.us"](#); [Laura Kukes](#); [Public Health Inspectors](#); ["lisa.lawrence@co.kittitas.wa.us"](#); ["patti.stacey@co.kittitas.wa.us"](#); [Kelee Hodges](#); [Candie Leader](#); [Tate Mahre](#); [Jackie Sharp](#); [Samantha Cox](#); [Josh Fredrickson](#); [Cameron Curtis](#); [Jeremy Larson](#); [Steph Mifflin](#); [Haley Mercer](#); [Christy Garcia](#); ["ken.edwards@kittitaspud.com"](#); ["DAHP SEPA"](#); ["enviroreview@yakama.com"](#); ["Corrine Camuso"](#); ["Jessica Lally"](#); ["noah.oliver@yakama.com"](#); ["Casey Barney"](#); ["kozj@yakamafish-nsn.gov"](#); ["Guy Moura"](#); ["sam.rushing@colvilletribes.com"](#); ["Connor Armi"](#); ["darnell.sam.adm@colvilletribes.com"](#); ["john.sirois.adm@colvilletribes.com"](#); ["milton.davis.adm@colvilletribes.com"](#); ["steve@snoqualmtribe.us"](#); ["dahp@snoqualmtribe.us"](#); ["Adam Osbekoff"](#); ["Mau, Russell E \(DOH\)"](#); ["tebu461@ecy.wa.gov"](#); ["lowh461@ECY.WA.GOV"](#); ["FormerOrchards@ecy.wa.gov"](#); ["wendy.neet@ecy.wa.gov"](#); ["ECY RE CRO SEPA Coordinator"](#); ["rand461@ecy.wa.gov"](#); ["Downes, Scott G \(DFW\)"](#); ["Nelson, Jennifer L \(DFW\)"](#); ["cassandra.weekes@dfw.wa.gov"](#); ["rivers@dnr.wa.gov"](#); ["luke.warthen@dnr.wa.gov"](#); ["SEPACENTER@dnr.wa.gov"](#); ["MARTIN.MAUNEY@dnr.wa.gov"](#); ["amanda.moody@dnr.wa.gov"](#); ["Hendrix, Leah D"](#); ["ken.graham@parks.wa.gov"](#); ["john.ernster@parks.wa.gov"](#); ["rachel.mazzacavallo@parks.wa.gov"](#); ["real.estate@parks.wa.gov"](#); ["Larned, Kimberly - FS, WA"](#); ["Deborah.j.knaub@usace.army.mil"](#); ["jenae.n.churchill@usace.army.mil"](#); ["Jacob.Prilucik@wsdot.wa.gov"](#); ["SCPlanning@wsdot.wa.gov"](#); ["AviationLandUse@wsdot.wa.gov"](#); ["CMOlcese@bpa.gov"](#); ["Connell,Valorie L \(BPA\) - TERR-PASCO"](#); ["dxroddgers@bpa.gov"](#); ["rightofway@pse.com"](#); ["dylan.marcus@pse.com"](#); ["jorgenja@cwu.edu"](#); ["nelmsk@cwu.edu"](#); ["brooksideconsulting@gmail.com"](#); ["tribune@nkctribune.com"](#); ["terry@nkctribune.com"](#); ["Sabrina Nutt"](#); ["KVNews Legals"](#); ["kimberly.preacher@navy.mil"](#); ["robert.d.bright10.civ@army.mil"](#); ["mark.a.gradwohl.civ@mail.mil"](#); ["office@kcf7.com"](#); ["alowe@kcf7.com"](#); ["kcarlson@kcf7.com"](#)
Cc: [Jamey Ayling](#); [Bradley Gasawski](#); [Zach Torrance-Smith](#); ["luke@diggs-co.com"](#)
Subject: VA-24-00002 Dunckley - Notice of Application
Date: Thursday, October 3, 2024 11:04:00 AM
Attachments: [VA-24-00002 Dunckley - Notices - NOA Memo.pdf](#)

Good morning,

CDS is requesting comments on the following Zoning Variance application: VA-24-00002 Dunckley

Links to the file materials can be found below. The comment period will end on **October 18, 2024, 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-24-00002 Dunckley](#)

External Link: [VA-24-00002 Dunckley](#)

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 "Zoning Variances", "View Active Applications", and then the project file number "VA-24-00002 Dunckley".

Thank you,

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

**Notice of Application
Dunckley Zoning Variance
VA-24-00002**

NOTICE IS HEREBY given that Luke Dunckley, landowner, submitted a Zoning Variance application on September 20, 2024, pursuant to Kittitas County Code 17.84, on 0.20 acres of land zoned Rural 5 with a Rural Residential land use designation. 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. 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.

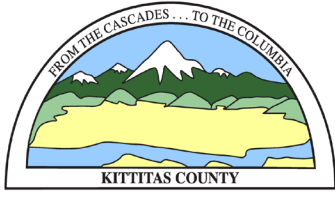
The submitted application and related filed documents may be examined on CDS website at <http://www.co.kittitas.wa.us/cds/land-use/default.aspx>, and by navigating to “Zoning Variances”, “View Active Applications”, & “VA-24-00002 Dunckley”. Materials can also be examined by the public at the Kittitas 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 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 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

Application Received:	September 20, 2024
Application Complete:	September 30, 2024
Notice of Application:	October 3, 2024
Published Daily Record:	October 3, 2024



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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

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ADVERTISING PROOF

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

BILLING DATE:	ACCOUNT NO:
09/30/24	50096

Jessica Miller
KC COMMUNITY DEVELOPMENT SERVICES
411 N Ruby St, Suite 2
ELLENSBURG, WA 98926

AD #	DESCRIPTION	START	STOP	TIMES	AMOUNT
565288	NOA: Dunckley Zoning	10/03/24	10/03/24	2	\$149.74

Payments:

Date	Method	Card Type	Last 4 Digits	Check	Amount
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Discount: **\$0.00**
Surcharge: **\$0.00**
Credits: **\$0.00**

Gross: **\$149.74**
Paid Amount: **\$0.00**

Amount Due: **\$149.74**

We Appreciate Your Business!

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Application Received: September 20, 2024
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Notice of Application: October 3, 2024

PUBLISH: DAILY RECORD: October 3, 2024 /
LEGAL #565113