

**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-23-00009) Crow’s Nest


NOTIFICATION OF: Notice of Application

NOTIFICATION MAIL DATE: January 3, 2024

I certify that the following documentation:

- Notice of Application for VA-23-00009 Crow’s Nest Zoning Variance

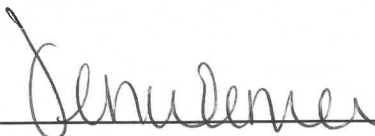
has been mailed and/or emailed to the attached list of persons and participants, and that proper notification (as attached) has been published in the Legal Newspaper(s) of Record for Kittitas County.



\_\_\_\_\_  
Signature

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

Subscribed and sworn to before me this 3<sup>rd</sup> day of January 2024

\_\_\_\_\_

Jen Wiemer  
Notary Public for the State of Washington residing  
in Ellensburg.

My appointment expires: 2-13-2027

**From:** [Chace Pedersen](#)  
**To:** ["Teneal Norrbom"](#)  
**Subject:** RE: VA-23-00009 Crow's Nest - (Publishing) Notice of Application  
**Date:** Tuesday, January 2, 2024 8:20:00 AM  
**Attachments:** [image001.png](#)

---

Sorry for the late response. Approved.

## 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:** Friday, December 29, 2023 10:47 AM  
**To:** Chace Pedersen <[chace.pedersen@co.kittitas.wa.us](mailto:chace.pedersen@co.kittitas.wa.us)>  
**Subject:** Re: VA-23-00009 Crow's Nest - (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.

Chace, sorry that took so long, I was locked into the ad and couldn't get it to save due to a name issue. I had to wait for the someone to unlock it. We are good now.

The attached proof is pending approval for the following run date(s) 1/03.

Please make changes and give approval prior to the deadline of 12/29, 1:30pm.

Thank you!

**Teneal Norrbom | 509-925-1414 ext. 570223**

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

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

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

## DAILY RECORD

*Built on Trust, Focused on Community*

---

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

**Sent:** Friday, December 29, 2023 9:54 AM

**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)>; Bradley Gasawski <[bradley.gasawski@co.kittitas.wa.us](mailto:bradley.gasawski@co.kittitas.wa.us)>

**Subject:** VA-23-00009 Crow's Nest - (Publishing) Notice of Application

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

Good morning,

Please publish the attached legal in your paper as follows:

**Daily Record:** January 3, 2024

Please let me know if you have 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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# ADVERTISING PROOF

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

BILLING DATE:	ACCOUNT NO:
12/29/23	50096

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

AD #	DESCRIPTION	START	STOP	TIMES	AMOUNT
464689	NOTICE OF APPLICATIO	01/03/24	01/03/24	2	\$116.75

### Payments:

Date	Method	Card Type	Last 4 Digits	Check	Amount
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Discount:	<b>\$0.00</b>	Gross:	<b>\$116.75</b>
Surcharge:	<b>\$0.00</b>	Paid Amount:	<b>\$0.00</b>
Credits:	<b>\$0.00</b>		

**Amount Due: \$116.75**

*We Appreciate Your Business!*

**NOTICE OF APPLICATION  
Crow's Nest Zoning Variance  
VA-23-00009**

NOTICE IS HEREBY given that Crow's Nest Ranch LLC, landowner, and Frank Ho & Lissy Hamm, authorized agents, submitted a Zoning Variance application on December 5, 2023, pursuant to Kittitas County Code 17.84, on 25.74 acres of land zoned Forest & Range with a Rural Working land use designation. The proposal requests a five-foot increase to the 35-foot structural height limitation required by KCC 17.56.070 to build a 40-foot-tall fire tower. If the variance is approved, a 40-foot-tall structure would be permissible. The subject property is parcel # 19401, located off Goat Peak Ranch Rd. in Cle Elum, WA, approximately 0.65 miles northwest from the intersection of Nelson Creek Road and Zrebiec Road. The property is in Section 33, Township 20, Range 14 in Kittitas County. Map number 20-14-33000-0021.

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-23-00009 Crow's Nest". 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 January 19, 2024**. Any person has the right to comment on the application and request a copy of the decision once made.

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: January 3, 2024  
Application Received: December 5, 2023  
Application Complete: December 27, 2023

PUBLISH: Daily Record: January 3, 2024 /  
LEGAL #: 464689

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

Kittitas County Board of County  
Commissioners  
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Kittitas County Code Enforcement

Kittitas County Environmental Health  
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Kittitas County Solid Waste Programs  
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[Robert.d.bright10.civ@army.mil](mailto:Robert.d.bright10.civ@army.mil)

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

Kittitas County P.U.D.

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[Dylan.Marcus@pse.com](mailto:Dylan.Marcus@pse.com)

Washington State Parks

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

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)

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)

Fire District #7

Attn: Fire Chief  
31 Firehouse Road  
Cle Elum, WA 98922  
[office@kcf7.com](mailto:office@kcf7.com)

CROW'S NEST RANCH LLC  
13930 92ND ST SE STE A  
SNOHOMISH, WA 98290-9039

MOEN, CHAD A & FRANCES J  
50 TALMADGE RD  
CLE ELUM, WA 98922-9443

KATHRYN STALCUP MEYERS FAMILY  
TRUST  
2461 BIG HORN WAY  
CLE ELUM, WA 98922-8648

WILLIAMS FAMILY SAFE HARBOR TRUST  
6714 MORAN VIEW ST  
SPOKANE, WA 99224-8494

COOK, DONALD & KAYE  
2045 298TH CRES SE  
FALL CITY, WA 98024-7434

CHEHALIS VALLEY TIMBER  
149 SCHAFFER BOOM RD  
MONTESANO, WA 98563-9507

DK PROFESSIONAL CONSULTANTS INC  
304 W 1ST ST  
CLE ELUM, WA 98922-1002

NIETSCH REVOCABLE TRUST  
84972 SPENCER HOLLOW RD  
EUGENE, OR 97405-9598

LANEL, LAURIE  
421 GOAT PEAK RANCH RD  
CLE ELUM, WA 98922-8662

JONES, ALAN B & CHERYL A  
3025 BOBWHITE WAY  
RICHLAND, WA 99354

CUBBINS, TERRY P  
2410 BIG HORN WAY  
CLE ELUM, WA 98922-8648

EBERLE, CHRISTOPHER P  
441 GOAT PEAK RANCH RD  
CLE ELUM, WA 98922-8662

WILSON REAL ESTATE XII LLC  
222 S FIRST ST  
YAKIMA, WA 98901

CRYDERMAN, GREGG & BARBARA E  
691 GOAT PEAK RANCH RD  
CLE ELUM, WA 98922

FOLEY, LINDA JO ETAL  
21223 106TH AVE SE  
KENT, WA 98031-2053

MALONEY, WILLIAM H  
830 GOAT PEAK RANCH RD  
CLE ELUM, WA 98922-9384

SEETIN, DANIEL K  
2610 118TH AVE SE APT 303  
BELLEVUE, WA 98005-8124

MALONEY, DENNIS A ETUX  
810 GOAT PEAK RANCH ROAD  
CLE ELUM, WA 98922

USA (WNF)  
215 MELODY LN  
WENATCHEE, WA 98801

REGIS, CAMI  
650 GOAT PEAK RANCH RD  
CLE ELUM, WA 98922-8647



**Notice of Application**  
**Crow's Nest Zoning Variance**  
**VA-23-00009**

NOTICE IS HEREBY given that Crow's Nest Ranch LLC, landowner, and Frank Ho & Lissy Hamm, authorized agents, submitted a Zoning Variance application on December 5, 2023, pursuant to Kittitas County Code 17.84, on 25.74 acres of land zoned Forest & Range with a Rural Working land use designation. The proposal requests a five-foot increase to the 35-foot structural height limitation required by KCC 17.56.070 to build a 40-foot-tall fire tower. If the variance is approved, a 40-foot-tall structure would be permissible. The subject property is parcel # 19401, located off Goat Peak Ranch Rd. in Cle Elum, WA, approximately 0.65 miles northwest from the intersection of Nelson Creek Road and Zrebiec Road. The property is in Section 33, Township 20, Range 14 in Kittitas County. Map number 20-14-33000-0021.

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-23-00009 Crow's Nest". 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

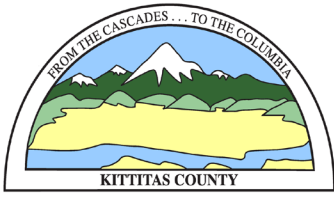
Written Comments on this proposal can be submitted to CDS any time prior to **5:00 p.m. on January 19, 2024**. Any person has the right to comment on the application and request a copy of the decision once made.

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

Notice of Application:	January 3, 2024
Application Received:	December 5, 2023
Application Complete:	December 27, 2023

Dated:	January 3, 2024
Published Daily Record:	January 3, 2024



# 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: January 3, 2024**

**Application Received: December 5, 2023**

**Application Complete: December 27, 2023**

**Project Name (VA-23-00009): Crow's Nest Zoning Variance**

**Applicant:** Crow's Nest Ranch LLC (Landowner), Frank Ho & Lissy Hamm (Authorized Agents)

**Location:** The subject property is parcel # 19401, located off Goat Peak Ranch Rd. in Cle Elum, WA, approximately 0.65 miles northwest from the intersection of Nelson Creek Road and Zrebiec Road. The property is in Section 33, Township 20, Range 14 in Kittitas County. Map number 20-14-33000-0021. The property is 25.74 acres and is zoned Forest & Range with a Rural Working land use designation.

**Proposal:** The proposal requests a five-foot increase to the 35-foot structural height limitation required by KCC 17.56.070 to build a 40-foot-tall fire tower. If the variance is approved, a 40-foot-tall structure would be permissible.

**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-23-00009 Crow's Nest". 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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**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:** [Chace Pedersen](#)  
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**Cc:** [Jamey Ayling](#); [Zach Torrance-Smith](#); [Bradley Gasawski](#); [Frank Ho](#); ["Lissy Hamm"](#)  
**Subject:** VA-23-00009 Crow's Nest - Notice of Application  
**Date:** Wednesday, January 3, 2024 8:22:00 AM  
**Attachments:** [VA-23-00009 Crow's Nest - Notices - NOA Memo.pdf](#)

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Good morning,

CDS is requesting comments on the following Zoning Variance application: VA-23-00009 Crow's Nest.

Links to the file materials can be found below. The comment period will end on **January 19, 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-23-00009 Crow's Nest](#)

**External Link:** [VA-23-00009 Crow's Nest](#)

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-23-00009 Crow's Nest".

Thank you,

**Chace Pedersen**

Planner I

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