



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: December 8, 2025
Application Complete: December 11, 2025
Notice of Application: December 18, 2025

Project Name: VA-25-00007 Dempsey

Applicant: John Dempsey (landowner), Leah Tuominen (authorized agent)

Location: One tax parcel (#797234) located at 281 Morrison Canyon Lane in Cle Elum, WA. Approximately 0.75 miles from the intersection of Sunlight Drive and Throp Prairie Road. Section 24, Township 19, Range 16; Kittitas County parcel map number 19-16-24050-0110.

Proposal: The applicant is seeking a zoning variance to reduce the required front yard setback from 25 feet to 15 feet, and the side yard setback from 10 feet to 5 feet, as outlined in KCC 17.30A.050. This adjustment will allow for the construction of a single-family home and appurtenance on the frontmost portion of the property that is not obstructed by step slopes. The subject property is zoned Forest and Range and has a land use designation of Rural Working.

Materials Available for Review: The submitted application and related filed documents may be examined by the public on the CDS website at <https://www.co.kittitas.wa.us/cds/land-use/default.aspx> then navigate to “Zoning Variance”, “View Active Applications”, & “VA-25-00007 Dempsey”. Materials can also be examined by the public at the Kittitas County Community Development Services (CDS) office at 411 N. Ruby, Suite 2, Ellensburg, Washington, 98926.

Written Comments on this proposal can be submitted to CDS any time prior to **5:00 p.m. on January 6, 2025**. Under Title 17.60B, Zoning Variances are processed in an abbreviated administrative format, which does not involve 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. Appeals to an administrative land use decision may be filed within 10 working days with Kittitas County Community Development Services as an outline in Chapter 15A.07 of the Kittitas County Code. The current appeal fee is \$1670.

Permits Required: Zoning Variance, Building Permit

Designated Permit Coordinator (staff contact): Ellie Myers, Planner I: (509) 962-7048; email at ellie.myers@co.kittitas.wa.us.