



KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926

CDS@CO.KITTTITAS.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 Decision

NOTIFICATION MAIL DATE: February 27, 2024

I certify that the following documentation:

- Notice of Decision 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 27th day of February 2024




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

My appointment expires: 12.23.25

From: [Chace Pedersen](#)
To: "Sabrina Nutt"
Subject: RE: VA-23-00009 Crow's Nest - (Publishing) Notice of Decision
Date: Friday, February 23, 2024 4:26:00 PM

Approved.

Thank you and have a great weekend!

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

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From: Sabrina Nutt <snutt@kvnews.com>
Sent: Friday, February 23, 2024 4:24 PM
To: Chace Pedersen <chace.pedersen@co.kittitas.wa.us>
Subject: Re: VA-23-00009 Crow's Nest - (Publishing) Notice of Decision

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, Chace,

No worries. Here is the updated proof.

Sabrina Nutt | 509-925-1414 ext. 570223

Circulation: circ@kvnews.com

Legals: legals@kvnews.com

Classifieds: classified2@kvnews.com

Obituaries: www.dailyrecordnews.com

From: Chace Pedersen <chace.pedersen@co.kittitas.wa.us>
Sent: Friday, February 23, 2024 4:16 PM
To: Sabrina Nutt <snutt@kvnews.com>
Subject: RE: VA-23-00009 Crow's Nest - (Publishing) Notice of Decision

CAUTION, this email originated from outside the organization.

Sabrina,

Attached is an updated legal with a few changes I needed to make.

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

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From: Sabrina Nutt <snutt@kvnews.com>
Sent: Friday, February 23, 2024 4:07 PM
To: Chace Pedersen <chace.pedersen@co.kittitas.wa.us>; KVNews Legals <legals@kvnews.com>
Cc: Jamey Ayling <jamey.ayling@co.kittitas.wa.us>; Bradley Gasawski <bradley.gasawski@co.kittitas.wa.us>; Zach Torrance-Smith <zach.torrancesmith@co.kittitas.wa.us>
Subject: Re: VA-23-00009 Crow's Nest - (Publishing) Notice of Decision

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, Chace,

The attached proof is pending approval for the following run date(s) 02/27.

Please make changes and give approval prior to the deadline of 02/26, 10:30am.

Thank you!

Sabrina Nutt | 509-925-1414 ext. 570223

Circulation: circ@kvnews.com

Legals: legals@kvnews.com

Classifieds: classified2@kvnews.com

Obituaries: www.dailyrecordnews.com

From: Chace Pedersen <chace.pedersen@co.kittitas.wa.us>

Sent: Friday, February 23, 2024 2:52 PM

To: Sabrina Nutt <snutt@kvnews.com>; KVNews Legals <legals@kvnews.com>

Cc: Jamey Ayling <jamey.ayling@co.kittitas.wa.us>; Bradley Gasawski

<bradley.gasawski@co.kittitas.wa.us>; Zach Torrance-Smith <zach.torrancesmith@co.kittitas.wa.us>

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

CAUTION, this email originated from outside the organization.

Good afternoon,

Please publish the attached legal in your paper as follows:

Daily Record: February 27, 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

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message id: 38eb45916c6dcbdac24bb8719d004a14



ADVERTISING PROOF

401 N Main St,
 Ellensburg, WA 98926
 Ph. (509) 204-8237 Fax: (907) 452-5054

BILLING DATE:	ACCOUNT NO:
02/23/24	50096

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

AD #	DESCRIPTION	START	STOP	TIMES	AMOUNT
484523	Notice of Decision V	02/27/24	02/27/24	2	\$92.25

Payments:

Date	Method	Card Type	Last 4 Digits	Check	Amount
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Discount:	\$0.00	Gross:	\$92.25
Surcharge:	\$0.00	Paid Amount:	\$0.00
Credits:	\$0.00		

Amount Due: \$92.25

We Appreciate Your Business!

NOTICE OF DECISION

**Crow's Nest Zoning Variance
VA-23-00009**

Pursuant to RCW 36.70B.130 and KCC 15A.06, notice is hereby given that Kittitas County Community Development Services denies Zoning Variance application VA-23-00009 for Crow's Nest Ranch LLC, landowner, and Frank Ho & Lissy Hamm, authorized agents, which requested a five-foot increase to the 35-foot structural height limitation required by KCC 17.56.070. 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.

An appeal of this land use decision must be filed within 10 working days by submitting specific factual objections and a fee of \$1670 to the Kittitas County Community Development Services at 411 N Ruby St Suite 2, Ellensburg, WA 98926. The appeal period deadline is **5:00 PM on March 12, 2024.**

The application, decision and related information may be examined during business hours at Kittitas County Development Services, 411 N Ruby St Suite 2, Ellensburg, WA 98926 or on the CDS website at <http://www.co.kittitas.wa.us/cds/land-use/default.aspx> under "Zoning Variance," "View Active Applications," and file "VA-23-00009 Crow's Nest".

PUBLISH: Daily Record: February27, 2024 /
LEGAL# 484523

Frank Ho
frank@merleinc.com
Lissy Hamm
lissy@merleinc.com

Kittitas County Environmental Health
PublicHealthInspectors@co.kittitas.wa.us

Crow's Nest Ranch LLC
c/o Rebecca Potter
13930 92nd St. SE
Snohomish, WA 98290

Kittitas County Public Works
Kittitas County Airport
kelee.hodges.pw@co.kittitas.wa.us
candie.leader@co.kittitas.wa.us
Jackie.sharp@co.kittitas.wa.us

aviationlanduse@wsdot.wa.gov

Frank Ho & Lissy Hamm
106 N Peoh Ave.
Cle Elum, WA 98922

Colville Tribe
connor.armi.hsy@colvilletribes.com

Kittitas County P.U.D.
ken.edwards@kittitaspud.com

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

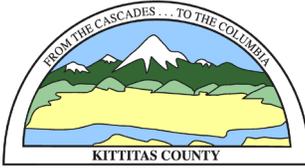
Pursuant to RCW 36.70B.130 and KCC 15A.06, notice is hereby given that Kittitas County Community Development Services **denies** Zoning Variance application VA-23-00009 for Crow's Nest Ranch LLC, landowner, and Frank Ho & Lissy Hamm, authorized agents, which requested a five-foot increase to the 35-foot structural height limitation required by KCC 17.56.070. 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.

An appeal of this land use decision must be filed within 10 working days by submitting specific factual objections and a fee of \$1670 to the Kittitas County Community Development Services at 411 N Ruby St Suite 2, Ellensburg, WA 98926. The appeal period deadline is **5:00 PM on March 12, 2024**.

The application, decision and related information may be examined during business hours at Kittitas County Development Services, 411 N Ruby St Suite 2, Ellensburg, WA 98926 or on the CDS website at <http://www.co.kittitas.wa.us/cds/land-use/default.aspx> under "Zoning Variance", "View Active Applications", and file "VA-23-00009 Crow's Nest".

Date: February 27, 2024

Published Daily Record: February 27, 2024



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

NOTICE OF DECISION

To: Applicant
Interested Parties (KCC 15A.06)

From: Chace Pedersen, Staff Planner

Date: February 27, 2024

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

Pursuant to RCW 36.70B.130 and KCC 15A.06, notice is hereby given that Kittitas County Community Development Services **denies** the Zoning Variance for Crow's Nest Ranch LLC, landowner, and Frank Ho & Lissy Hamm, authorized agents, which requested a five-foot increase to the 35-foot structural height limitation required by KCC 17.56.070. 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.

An appeal of this land use decision must be filed within 10 working days by submitting specific factual objections and a fee of \$1670 to the Kittitas County Community Development Services at 411 N Ruby St Suite 2, Ellensburg, WA 98926. The appeal period deadline is **5:00 PM on March 12, 2024**.

The application, decision and related information may be examined during business hours at Kittitas County Development Services, 411 N Ruby St Suite 2, Ellensburg, WA 98926 or on the CDS website at <http://www.co.kittitas.wa.us/cds/land-use/default.aspx> under "Zoning Variance", "View Active Applications", and file "VA-23-00009 Crow's Nest".

If you have questions or need assistance, please contact Community Development Services at (509) 962-7506; email: chace.pedersen@co.kittitas.wa.us Staff Planner: Chace Pedersen.

From: [Chace Pedersen](#)
To: ["ken.edwards@kittitaspud.com"](mailto:ken.edwards@kittitaspud.com); ["AviationLandUse@wsdot.wa.gov"](mailto:AviationLandUse@wsdot.wa.gov); ["Connor Armi"](#); [Public Health Inspectors](#); [Jackie Sharp](#); [Kelee Hodges](#); [Candie Leader](#); [Frank Ho](#); ["Lissy Hamm"](#)
Cc: [Jamey Ayling](#); [Bradley Gasawski](#); [Zach Torrance-Smith](#)
Subject: VA-23-00009 Crow's Nest - Notice of Decision
Date: Tuesday, February 27, 2024 8:44:00 AM
Attachments: [VA-23-00009 Crow's Nest - Notices - NOD Memo.pdf](#)
[VA-23-00009 Crow's Nest - Findings of Fact and Decision.pdf](#)

Good morning,

Please see the attached correspondence regarding the Crow's Nest Zoning Variance (VA-23-00009).

The appeal deadline for this decision is **March 12, 2024, at 5pm.**

Please contact me with any questions.

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

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