

**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