

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: CU-23-00002 The Outpost

NOTIFICATION OF: Notice of Public Hearing

NOTIFICATION MAIL DATE: May 9, 2024

I certify that the following documentation:

- Notice of Public Hearing for CU-23-00002 The Outpost, Conditional Use Permit Application

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 9th day of May 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: CU-23-00002 The Outpost - (Publishing) Notice of Public Hearing
Date: Tuesday, May 7, 2024 3:51:00 PM

Approved. Thanks! Have a great rest of your day!

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: Tuesday, May 7, 2024 3:42 PM
To: Chace Pedersen <chace.pedersen@co.kittitas.wa.us>
Subject: Re: CU-23-00002 The Outpost - (Publishing) Notice of Public Hearing

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) 05/09 and 06/11.

Please make changes and give approval prior to the deadline of 05/08, 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: Tuesday, May 7, 2024 2:28 PM
To: Sabrina Nutt <snutt@kvnews.com>; KVNews Legals <legals@kvnews.com>
Cc: Jamey Ayling <jamey.ayling@co.kittitas.wa.us>
Subject: CU-23-00002 The Outpost - (Publishing) Notice of Public Hearing

CAUTION, this email originated from outside the organization.

Good afternoon,

Please publish the attached legal in your paper as follows:

Daily Record: May 9, 2024 & June 11, 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) 204-8236 Fax: (907) 452-5054

| BILLING DATE: | ACCOUNT NO: |
|---------------|-------------|
| 05/07/24 | 50096 |

Jamey Ayling
 KC COMMUNITY DEVELOPMENT SERVICES
 411 N Ruby St, Suite 2
 ELLENSBURG, WA 98926

| AD # | DESCRIPTION | START | STOP | TIMES | AMOUNT |
|--------|----------------------|----------|----------|-------|----------|
| 513051 | NPH: The Outpost CU- | 05/09/24 | 06/11/24 | 4 | \$194.51 |

Payments:

| Date | Method | Card Type | Last 4 Digits | Check | Amount |
|------|--------|-----------|---------------|-------|--------|
|------|--------|-----------|---------------|-------|--------|

| | | | |
|------------|---------------|--------------|-----------------|
| Discount: | \$0.00 | Gross: | \$194.51 |
| Surcharge: | \$0.00 | Paid Amount: | \$0.00 |
| Credits: | \$0.00 | | |

Amount Due: \$194.51

We Appreciate Your Business!

**Notice of Public Hearing
The Outpost
CU-23-00002**

NOTICE IS HEREBY given that Kittitas County CDS and the Kittitas County Hearing Examiner will meet at 6:00 p.m. on June 18, 2024, to conduct a virtual public hearing to consider The Outpost Conditional Use Permit application (CU-23-00002). The applicants are proposing a campground/guest ranch on four parcels totaling approximately 9.97 acres. The proposal includes development of approximately 30 cabins, a lodge, parking, and associated infrastructure. The property is zoned Rural Recreation with a Rural Recreation land use designation. The proposed use may be permitted in this zoning designation with a Conditional Use Permit under KCC 17.15.060.

All interested parties are encouraged to attend the virtual public hearing. Please contact staff for virtual meeting details.

Anyone with an interest in this matter is urged to attend this noticed virtual hearing where testimony will be taken. Written comments will also be received. Documents may be viewed at <https://www.co.kittitas.wa.us/cds/land-use/default.aspx>, under "Conditional Use", "View Active Applications", and file number "CU-23-00002 The Outpost" or at Kittitas County Community Development Services, 411 N. Ruby St. Suite 2, Ellensburg, WA 98926 during regular business hours prior to the hearing. Interested persons are encouraged to verify date and time prior to attending.

Staff Planner: Chace Pedersen, 509-962-7506

PUBLISH: Daily Record: May 9 & June 11, 2024 /
LEGAL# 513051



ADVERTISING PROOF

401 N Main St,
 Ellensburg, WA 98926
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 411 N Ruby St, Suite 2
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|------|--------|-----------|---------------|-------|--------|
|------|--------|-----------|---------------|-------|--------|

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|------------|---------------|--------------|-----------------|
| Discount: | \$0.00 | Gross: | \$194.51 |
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The Outpost
CU-23-00002**

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Staff Planner: Chace Pedersen, 509-962-7506

PUBLISH: Daily Record: May 9 & June 11, 2024 /
LEGAL# 513051

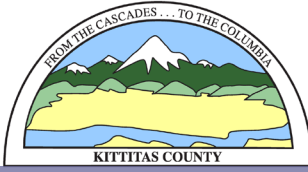
Notice of Public Hearing
The Outpost
CU-23-00002

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Staff Planner: Chace Pedersen, 509-962-7506
Dated: May 9, 2024
Publish in: Daily Record – May 9, 2024 & June 11, 2024



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

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

“Building Partnerships – Building Communities”

Notice of Public Hearing The Outpost CU-23-00002

To: Interested Parties
Applicant

From: Chace Pedersen, Planner I

Date: May 9, 2024

Subject: The Outpost Conditional Use Permit (CU-23-00002)

NOTICE IS HEREBY given that Kittitas County CDS and the Kittitas County Hearing Examiner will meet at **6:00 p.m. on June 18, 2024**, to conduct a virtual public hearing to consider The Outpost Conditional Use Permit application (CU-23-00002). The applicants are proposing a campground/guest ranch on four parcels totaling approximately 9.97 acres. The proposal includes development of approximately 30 cabins, a lodge, parking, and associated infrastructure. The property is zoned Rural Recreation with a Rural Recreation land use designation. The proposed use may be permitted in this zoning designation with a Conditional Use Permit under KCC 17.15.060.

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Staff Planner: Chace Pedersen, 509-962-7506
Dated: May 9, 2024
Published in: Daily Record – May 9, 2024 & June 11, 2024

From: [Chace Pedersen](#)
Cc: [Jamey Ayling](#); [Zach Torrance-Smith](#); [Bradley Gasawski](#)
Bcc: [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](#); [Tate Mahre](#); [Jackie Sharp](#); [Samantha Cox](#); [Josh Fredrickson](#); [Cameron Curtis](#); ["Steph.miffiin@co.kittitas.wa.us"](#); [Haley Mercer](#); [Jeremy Larson](#); [Christy Garcia](#); ["ken.edwards@kittitaspud.com"](#); [DAHPS EPA](#); ["enviroreview@yakama.com"](#); ["Corrine Camuso"](#); ["Jessica Lally"](#); ["noah.oliver@yakama.com"](#); ["Casey Barney"](#); ["kozi@yakamafish-nsn.gov"](#); ["matj@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 \(DOH\)"](#); ["separegister@ecy.wa.gov"](#); ["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 \(DFW\)"](#); ["Torrey, Elizabeth M \(DFW\)"](#); ["rivers@dnr.wa.gov"](#); ["brenda.young@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"](#); ["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"](#); ["rightofway@pse.com"](#); ["dylan.marcus@pse.com"](#); ["jorgjenja@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"](#); ["robertsb@cersd.org"](#); ["communityrelations@cersd.org"](#); ["Capt. Chad Gillespie -Fjord Fly Fishing"](#); ["Clifford Helgeson"](#); ["Jim Beatty"](#); ["Cathy Staup"](#); ["Pat Staup"](#); ["Ken Kladnik"](#); ["Bev Bishop"](#); ["Kevin Silver"](#); ["Ed Hines"](#); ["Joey Curtiss"](#); ["Dawn Vincent"](#); ["Brett Mills"](#); ["David Gebauer"](#); ["Eugeny Sernikova"](#); ["Carrie McClinton"](#); ["Jake Laskody"](#); ["Jeff Coleman"](#); ["Jerilyn Twydel"](#); ["John Schreuder"](#); ["Kirk Mastin"](#); ["LINDA VILLA"](#); ["janamal163@gmail.com"](#); ["Patty Daniels"](#); ["Tom And Kelley"](#); ["Amber M"](#); ["GREG GILLISPIE"](#); ["glarsen firstlegacyfinancial.net"](#); ["dougw@inland.net"](#); ["Eleanor Freeman"](#); ["kassandraleigh05@gmail.com"](#); ["Deborah Girard"](#); ["James Carmody"](#); ["Rob C."](#); ["Sarah Warner"](#); ["SUE C LATIMER"](#); ["Christensen, Gwendolyn W"](#); ["James Roff"](#); ["Tom or Jan Ward"](#); ["Jeff Montague"](#); ["jerenenoelle@gmail.com"](#); ["jnovy13@yahoo.com"](#); ["Lacie H"](#); ["Linnea Hartman"](#); ["dlandowski@comcast.net"](#); ["srevell@roza.org"](#); ["AnnMarie Lawler"](#); ["Sheri Bay"](#); ["mike@mljre.com"](#)
Subject: CU-23-00002 The Outpost - Notice of Public Hearing
Date: Thursday, May 9, 2024 10:18:00 AM
Attachments: [CU-23-00002 The Outpost - Notices - Notice of Public Hearing Memo.pdf](#)

Good morning,

Attached to this email you will find the following items related to CU-23-00002 The Outpost:

- Notice of Public Hearing

Below are the links to all documents associated with the conditional use application for The Outpost:

Internal Link: [CU-23-00002 The Outpost](#)

External Link: [CU-23-00002 The Outpost](#)

The staff report will be uploaded to the website at least one week before the hearing date.

Meeting details (such as WebEx meeting link, meeting number, dial-in number, etc.) can be found below. Please contact me if you have any questions.

When it's time, join your Webex meeting here.

[Join meeting](#)



More ways to join:

Join from the meeting link

<https://kittitascounty.webex.com/kittitascounty/j.php?MTID=mb2dcecc42590cb23ef2db4fbe428eb7f>

Join by meeting number

Meeting number (access code): 2482 656 4923

Meeting password: eXynun9ei57

Tap to join from a mobile device (attendees only)

[+1-408-418-9388](tel:+1-408-418-9388).,[24826564923###](tel:+1-408-418-9388) United States Toll

Join by phone

+1-408-418-9388 United States Toll

[Global call-in numbers](#)

Join from a video system or application

Dial [24826564923@kittitascounty.webex.com](tel:+1-408-418-9388)

You can also dial 173.243.2.68 and enter your meeting number.

If you are a host, [click here](#) to view host information.

Need help? Go to <https://help.webex.com>

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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1615 72ND AVE SE
MERCER ISLAND, WA 98040

GILLESPIE, CHAD
23150 BRANDON PL NW
POULSBO, WA 98370-9765

COLEMAN, JEFFREY R & KARYN J
8916 119TH STREET CT E
PUYALLUP, WA 98373-7976

SMITH, PATRICK RUSSELL SMITH
TRUST
4703 117TH PL NE
KIRKLAND, WA 98033

AKM PROPERTIES LLC
PO BOX 1176
NORTH BEND, WA 98045-1176

HINES, EDWARD JR ETAL
25302 SE 432ND ST
ENUMCLAW, WA 98022-8653

WHISKEY JACK LLC
916 NW 107TH ST
SEATTLE, WA 98177

MILLS 2006 FAMILY TRUST
PO BOX 1530
RONALD, WA 98940

NOVY, STEVEN G ETUX
2312 WALNUT AVE
EVERETT, WA 98201

WEGLAGE, CHARLES T
14336 SE 196TH COURT
RENTON, WA 98058

NELSON, RICHARD E & AMY S
12822 E 23RD AVE
SPOKANE VALLEY, WA 99216

LANDOWSKI, MICHAEL G &
DORTHEA R
1722 91ST AVE SW
OLYMPIA, WA 98512-7704

GILLISPIE, GREGORY
25216 65TH AVE E
GRAHAM, WA 98338-9591

HOLLAR, ROBERT G ETUX
7630 S 116TH ST
SEATTLE, WA 98178

LA FOLLETTE, ROBERT M
895 CIRCLE ST
WENATCHEE, WA 98801

AARDE, TERRE A
PO BOX 510
ROSLYN, WA 98941-0510

WOOD, THOMAS M ETUX
2226 140TH PL SE
MILL CREEK, WA 98012-1305

CERNICK, JOHN J & BARBARA B
PO BOX 251
RONALD, WA 98940-0251

CURTISS, DANIEL J &
14909 269TH AVE SE
ISSAQUAH, WA 98027-6710

GEBAUER, DAVID
4405 N 45TH ST
TACOMA, WA 98407-6605

PERAVOZ, DZMITRY
4147 240TH PL SE
BOTHELL, WA 98021-9081

JACKSON, MICHAEL L JR & RACHEL
E
63510 OVERTREE RD
BEND, OR 97701

BASTERRECHEA, CARMEN
PO BOX 244
RONALD, WA 98940-0244

LARSEN, GREGORY F
11027 VERNON RD
LAKE STEVENS, WA 98258-8586

MALCOLM, SCOTT D ETUX
150 GREENVALE DR
ELLENSBURG, WA 98926

RONALD CABINS LLC
7140 180TH AVE NE
REDMOND, WA 98052-4967

THE FREEMAN LAKEHOUSE LLC
2033 6TH AVE STE 600
SEATTLE, WA 98121-2591

HELGESON, CLIFFORD L
PO BOX 508
RONALD, WA 98940

SCHULER, DONALD B &
MARGARET E
11101 147TH ST E
PUYALLUP, WA 98374-4925

FIELDS, CLYDE R & CHERYLE A
9019 24TH AVE E
TACOMA, WA 98445-5825

ADAMS, MICHAEL J & MARIA L
PO BOX 261
ROSLYN, WA 98941-0261

CATLIN, KENT R
PO BOX 257
RONALD, WA 98940-0257

VINCENT, KEVIN & DAWN
14308 106TH AVENUE CT E
PUYALLUP, WA 98374-3875

BRISKI, MARK A
PO BOX 242
RONALD, WA 98940-0242

USA (WNF)
215 MELODY LN
WENATCHEE, WA 98801

FLEURY, WILLIAM L
PO BOX 1456
RONALD, WA 98940-1456

NORDE, RACHEL ANN &
CHRISTOPHER
9807 196TH ST SE
SNOHOMISH, WA 98296-5152

LASKODY, JAKE
PO BOX 1535
RONALD, WA 98940-0016

HARTMAN, LINNEA S
PO BOX 153
RONALD, WA 98940-0153

KELLY, GAVIN M & JENNIFER E
2711 1ST AVE N
SEATTLE, WA 98109-1840

MONTAGUE, JEFFREY S & TAMBRA
L
PO BOX 57
RONALD, WA 98940-0057

KLADNIK, KENNETH F & ANN L
1409 W NACHES AVE
SELAH, WA 98942-9362

Pat & Jana Smith
380 Domerie Bay Rd.
Ronald, WA 98940

| | Agency | Agency Contact Email | Notes |
|---|--|--|--|
| Kittitas County & Public Utility Districts | Kittitas County Fire Marshal | dan.young@co.kittitas.wa.us | |
| | | marvin.douvier.sh@co.kittitas.wa.us | |
| | Kittitas County Sheriff's Dept. | kim.dawson@co.kittitas.wa.us | |
| | KittCom | adminstaff@kittcom.org | |
| | | storch@kittcom.org | |
| | Kittitas County Board of County Commissioners | julie.kjorsvik@co.kittitas.wa.us | |
| | Kittitas County Code Enforcement | laura.kukes@co.kittitas.wa.us | |
| | Kittitas County Environmental Health | PublicHealthInspectors@co.kittitas.wa.us | |
| | Kittitas County Solid Waste Programs | lisa.lawrence@co.kittitas.wa.us | |
| | | patti.stacey@co.kittitas.wa.us | |
| | Kittitas County Public Works | kelee.hodges.pw@co.kittitas.wa.us | |
| | Kittitas County Airport | candie.leader@co.kittitas.wa.us | |
| | Tribal Agencies & WA DAHP | Washington State DAHP | sepa@dahp.wa.gov |
| Yakama Nation | | enviroreview@yakama.com | |
| | | corrine_camuso@yakama.com | |
| | | jessica_lally@yakama.com | |
| | | noah_oliver@yakama.com | |
| | | casey_barney@yakama.com | |
| | | kozj@yakamafish-nsn.gov | |
| | | matj@yakamafish-nsn.gov | |
| Colville Tribe | | guy.moura@colvilletribes.com | |
| | | sam.rushing@colvilletribes.com | |
| | connor.armi.hsy@colvilletribes.com | | |
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| | john.sirois.adm@colvilletribes.com | | |
| | milton.davis.adm@colvilletribes.com | | |
| Snoqualmie Tribe | steve@snoqualmietribe.us | | |
| | dahp@snoqualmietribe.us | | |
| | adam@snoqualmietribe.us | | |

| | | | |
|-------------------------------------|---|--|-----------------------------|
| State & Federal Agencies | WA State Department of Health | russell.mau@doh.wa.gov | |
| | Department of Ecology | separegister@ecy.wa.gov tebu461@ecy.wa.gov lowh461@ECY.WA.GOV FormerOrchards@ecy.wa.gov wendy.neet@ecy.wa.gov crosepa@ecy.wa.gov rand461@ECY.WA.GOV | for SEPA Required Projects) |
| | WA Dept. Fish and Wildlife | Scott.Downes@dfw.wa.gov Jennifer.Nelson@dfw.wa.gov Elizabeth.Torrey@dfw.wa.gov | |
| | WA Dept. of Natural Resources | rivers@dnr.wa.gov brenda.young@dnr.wa.gov luke.warthen@dnr.wa.gov SEPACENTER@dnr.wa.gov MARTIN.MAUNEY@dnr.wa.gov Amanda.Moody@dnr.wa.gov | |
| | Bureau of Reclamation 1917 Marsh Road Yakima, WA 98901 | lhendrix@usbr.gov | (mailed) |
| | Washington State Parks PO Box 42650 Olympia, WA 98504-2650 | ken.graham@parks.wa.gov | (mailed) |
| | Bureau of Land Management 915 N. Walla Wall Wenatchee, WA 98801 | | (mailed) |
| | Forest Service Army Corps of Engineers | kimberly.larned@usda.gov Deborah.j.knaub@usace.army.mil Jenae.N.Churchill@usace.army.mil | |
| | Washington State DOT | Jacob.Prilucik@wsdot.wa.gov SCPlanning@wsdot.wa.gov AviationLandUse@wsdot.wa.gov | |
| | Bonneville Power Administration | CMOlcese@bpa.gov | |

| | | | |
|---|--|---|-----------------|
| <p>Additional Contacts</p> | <p>Puget Sound Energy</p> <p>James E Brooks Library</p> <p>Brookside Consulting - Allison Kimball Northern Kittitas County Tribune</p> <p>Daily Record</p> <p>Northwest Training Range Complex</p> <p>Yakima Training Center</p> <p>Kittitas Valley Healthcare Attn: CEO 603 S. Chestnut Street Ellensburg, WA 98926</p> | <p>vlconnell@bpa.gov</p> <p>rightofway@pse.com</p> <p>Dylan.Marcus@pse.com</p> <p>jorgenja@cwu.edu</p> <p>nelmsk@cwu.edu</p> <p>brooksideconsulting@gmail.com</p> <p>tribune@nkctribune.com</p> <p>terry@nkctribune.com</p> <p>snutt@kvnews.com</p> <p>legals@kvnews.com</p> <p>Kimberly.peacher@navy.mil</p> <p>Robert.d.bright10.civ@army.mil</p> <p>mark.a.gradwohl.civ@mail.mil</p> | <p>(mailed)</p> |
| <p>Fire District (Paste from List)</p> | <p>KCFD #6 (Lake Cle Elum) PO Box 328 Ronald, WA 98940</p> | | |
| <p>Irrigation District Options</p> | | | |
| <p>School District (Paste from list)</p> | <p>Cle Elum- Roslyn School District 404</p> | <p>robertsb@cersd.org</p> <p>communityrelations@cersd.org</p> | |

**Neighboring
City (if
applicable)**
