



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-24-00001

NOTIFICATION OF: Notice of Application

NOTIFICATION MAIL DATE: March 21, 2024

I certify that the following documentation:

- Notice of Application for CU-24-00001 Vantage Valley Properties, Conditional Use Permit Application and SEPA Checklist


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 21st day of March 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-24-00001 Vantage Valley Properties - (Publishing) Notice of Application
Date: Tuesday, March 19, 2024 9:04:00 AM

Approved. 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

The information transmitted by this email is intended only for the person or entity to which it is addressed. This email may contain confidential and/or privileged material. If you are not the intended recipient of this message, be aware that any use, review, retransmission, distribution, or reproduction is strictly prohibited. If you received this in error, please contact the sender immediately and delete the material from all devices.

From: Sabrina Nutt <snutt@kvnews.com>
Sent: Tuesday, March 19, 2024 8:57 AM
To: Chace Pedersen <chace.pedersen@co.kittitas.wa.us>
Subject: Re: CU-24-00001 Vantage Valley Properties - (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.

Good morning, Chace,

The attached proof is pending approval for the following run date(s) 03/21.
Please make changes and give approval prior to the deadline of 03/20, 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, March 19, 2024 8:33 AM

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

Cc: Jamey Ayling <jamey.ayling@co.kittitas.wa.us>; Zach Torrance-Smith

<zach.torrancesmith@co.kittitas.wa.us>; Bradley Gasawski <bradley.gasawski@co.kittitas.wa.us>

Subject: CU-24-00001 Vantage Valley Properties - (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: March 21, 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

The information transmitted by this email is intended only for the person or entity to which it is addressed. This email may contain confidential and/or privileged material. If you are not the intended recipient of this message, be aware that any use, review, retransmission, distribution, or reproduction is strictly prohibited. If you received this in error, please contact the sender immediately and delete the material from all devices.

The information transmitted by this email is intended only for the person or entity to which it is addressed. This email may contain confidential and/or privileged material. If you are not the intended recipient of this message, be aware that any use, review,

retransmission, distribution, or reproduction is strictly prohibited. If you received this in error, please contact the sender immediately and delete the material from all devices.
message id: 38eb45916c6dcbdac24bb8719d004a14



ADVERTISING PROOF

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

BILLING DATE:	ACCOUNT NO:
03/19/24	50096

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

AD #	DESCRIPTION	START	STOP	TIMES	AMOUNT
493179	NOA: Project CU-24-0	03/21/24	03/21/24	2	\$146.75

Payments:

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

Discount:	\$0.00	Gross:	\$146.75
Surcharge:	\$0.00	Paid Amount:	\$0.00
Credits:	\$0.00		

Amount Due: \$146.75

We Appreciate Your Business!

NOTICE OF APPLICATION

Project Name: CU-24-00001

Applicant: Vantage Valley Properties LLC (Pete & Amanda Ross)

Location: Three parcels, #890833, #840833, #880833, Section 8, T17, R21, WM in Kittitas County, bearing Assessor's map numbers 17-21-08040-0005, 17-21-08000-0001, & 17-21-08040-0004. 24661 Vantage Highway, Ellensburg, WA 98926.

Proposed Project: The applicants are proposing an outdoor training center for law enforcement, search and rescue, outdoor firearms, and emergency response training. The property is zoned Forest and Range with a Rural Working land use designation. The proposed use may be permitted in this zoning designation with a Conditional Use Permit under KCC 17.15.060.

Materials Available for Review: The submitted application and related filed documents may be examined by the public at the Kittitas County Community Development Services (CDS) office at 411 N. Ruby, Suite 2, Ellensburg, Washington, 98926, or on CDS website at <http://www.co.kittitas.wa.us/cds/land-use/default.aspx>, and by navigating to **“Conditional”; “View Active Applications”; & “CU-24-00001 Vantage Valley Properties”**; Phone: (509) 962-7506.

Written Comments on this proposal can be submitted to CDS any time prior to **5:00 p.m. on April 5, 2024**. This is a conditional use permit request and as such will involve a public hearing. Any person has the right to comment on this application and request a copy of the decision once made. Written comments submitted to the County regarding this application will be included in the public record in their entirety.

Public Hearing: An open record hearing will be scheduled before the Kittitas County Hearing Examiner. A Public Hearing Notice will be issued establishing the date, time, and location of this hearing.

Designated Permit Coordinator (staff contact):
Chace Pedersen, Staff Planner: (509) 962-7637,
chace.pedersen@co.kittitas.wa.us

Required Permits: Conditional Use Permit, Building Permit, SEPA

Application Received: February 13, 2024
Application Complete: March 6, 2024
Notice of Application: March 21, 2024

PUBLISH: Daily Record: March 21, 2024 /
LEGAL #493179

NOTICE OF APPLICATION

Project Name: CU-24-00001

Applicant: Vantage Valley Properties LLC (Pete & Amanda Ross)

Location: Three parcels, #890833, #840833, #880833, Section 8, T17, R21, WM in Kittitas County, bearing Assessor's map numbers 17-21-08040-0005, 17-21-08000-0001, & 17-21-08040-0004. 24661 Vantage Highway, Ellensburg, WA 98926.

Proposed Project: The applicants are proposing an outdoor training center for law enforcement, search and rescue, outdoor firearms, and emergency response training. The property is zoned Forest and Range with a Rural Working land use designation. The proposed use may be permitted in this zoning designation with a Conditional Use Permit under KCC 17.15.060.

Materials Available for Review: The submitted application and related filed documents may be examined by the public at the Kittitas County Community Development Services (CDS) office at 411 N. Ruby, Suite 2, Ellensburg, Washington, 98926, or on CDS website at <http://www.co.kittitas.wa.us/cds/land-use/default.aspx>, and by navigating to "Conditional", "View Active Applications", & "CU-24-00001 Vantage Valley Properties", Phone: (509) 962-7506

Written Comments on this proposal can be submitted to CDS any time prior to **5:00 p.m. on April 5, 2024**. This is a conditional use permit request and as such will involve a public hearing. Any person has the right to comment on this application and request a copy of the decision once made. Written comments submitted to the County regarding this application will be included in the public record in their entirety.

Public Hearing: An open record hearing will be scheduled before the Kittitas County Hearing Examiner. A Public Hearing Notice will be issued establishing the date, time, and location of this hearing.

Staff contact: Chace Pedersen, Staff Planner: (509) 962-7637, chace.pedersen@co.kittitas.wa.us

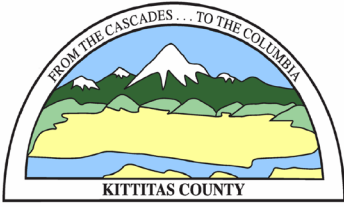
Required Permits: Conditional Use Permit, Building Permit, SEPA

Application Received: February 13, 2024

Application Complete: March 6, 2024

Notice of Application: March 21, 2024

Publish Daily Record: March 21, 2024



KITTTITAS 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: February 13, 2024
Application Complete: March 6, 2024
Notice of Application: March 21, 2024

Project File Number: CU-24-00001
Project Name: Vantage Valley Properties
Applicant: Vantage Valley Properties LLC (Pete & Amanda Ross)

Location: Three parcels, #890833, #840833, #880833, Section 8, T17, R21, WM in Kittitas County, bearing Assessor's map numbers 17-21-08040-0005, 17-21-08000-0001, & 17-21-08040-0004. 24661 Vantage Highway, Ellensburg, WA 98926.

Proposal: The applicants are proposing an outdoor training center for law enforcement, search and rescue, outdoor firearms, and emergency response training. The property is zoned Forest and Range with a Rural Working land use designation. The proposed use may be permitted in this zoning designation with a Conditional Use Permit under KCC 17.15.060.

Materials Available for Review: The submitted application and related filed documents may be examined by the public at the Kittitas County Community Development Services (CDS) office at 411 N. Ruby, Suite 2, Ellensburg, Washington, 98926, or on CDS website at <http://www.co.kittitas.wa.us/cds/land-use/default.aspx>, and by navigating to "Conditional", "View Active Applications", & "CU-24-00001 Vantage Valley Properties", Phone: (509) 962-7506

Written Comments on this proposal can be submitted to CDS any time prior to **5:00 p.m. on April 5, 2024**. This is a conditional use permit request and as such will involve a public hearing. Any person has the right to comment on this application and request a copy of the decision once made. Written comments submitted to the County regarding this application will be included in the public record in their entirety.

Environmental Review (SEPA): The County expects to issue a Mitigated Determination of Non-Significance (MDNS) for this proposal, and will use the optional MDNS process authorized by WAC 197-11-350, meaning this may be the only opportunity for the public to comment on the environmental impacts of the proposal. A copy of the threshold determination may be obtained from the County.

Public Hearing: An open record hearing will be scheduled before the Kittitas County Hearing Examiner. A Public Hearing Notice will be issued establishing the date, time and location of this hearing.

Required Permits: Conditional Use Permit, Building Permit, SEPA

Designated Permit Coordinator (staff contact): Chace Pedersen, Staff Planner: (509) 962-7637; email at chace.pedersen@co.kittitas.wa.us

From: [Chace Pedersen](#)
To: [Dan Young](#); [Marvin Douvier \(SH\)](#); [Kim Dawson](#); ["adminstaff@kittcom.org"](#); ["storch@kittcom.org"](#); ["julie.kjorsvik@co.kittitas.wa.us"](#); ["laura.kukes@co.kittitas.wa.us"](#); [Public Health Inspectors](#); ["lisa.lawrence@co.kittitas.wa.us"](#); ["patti.stacey@co.kittitas.wa.us"](#); [Kelee Hodges](#); [Candie Leader](#); [Jackie Sharp](#); [Jeremy Larson](#); [Steph Mifflin](#); [Haley Mercer](#); [Christy Garcia](#); ["ken.edwards@kittitaspud.com"](#); ["DAHP SEPA \(DAHP\)"](#); ["enviroreview@yakama.com"](#); [Corrine Camuso](#); ["Jessica Lally"](#); ["noah_oliver@yakama.com"](#); [Casey Barney](#); ["kozj@yakamafish-nsn.gov"](#); ["matj@yakamafish-nsn.gov"](#); ["guy.moura@colvilletribes.com"](#); ["sam.rushing@colvilletribes.com"](#); ["Connor Armi"](#); ["darnell.sam.adm@colvilletribes.com"](#); ["john.sirois.adm@colvilletribes.com"](#); ["milton.davis.adm@colvilletribes.com"](#); ["steve@snoqualmietribe.us"](#); ["dahp@snoqualmietribe.us"](#); ["Adam Osbekoff"](#); ["Mau, Russell E \(DOH\)"](#); ["tebu461@ecy.wa.gov"](#); ["lowh461@ECY.WA.GOV"](#); ["FormerOrchards@ecy.wa.gov"](#); ["wendy.neet@ecy.wa.gov"](#); ["ECY RE CRO SEPA Coordinator"](#); ["Anderson, Ryan \(ECY\)"](#); ["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"](#); ["CMOIcece@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"](#); ["Rich Elliott"](#); ["anita_mata@ksd403.org"](#); ["tim_lagrange@ksd403.org"](#); ["michelle_helgeson@ksd403.org"](#); ["clerk@cityofkittitas.com"](#); ["debbie.lee@cityofkittitas.com"](#); ["kurin.simplot@cityofkittitas.com"](#)
Cc: [Jamey Avling](#); [Bradley Gasawski](#); [Zach Torrance-Smith](#); ["Pete Ross"](#)
Subject: CU-24-00001 Vantage Valley Properties - Notice of Application
Date: Thursday, March 21, 2024 8:51:00 AM
Attachments: [CU-24-00001 Vantage Valley Properties - Notices - NOA Memo.pdf](#)

Good morning,

CDS is requesting comment on the following conditional use application: CU-24-00001 Vantage Valley Properties. Links to the file materials can be found below. The comment period will end **April 5, 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: [CU-24-00001 Vantage Valley Properties](#)

External Link: [CU-24-00001 Vantage Valley Properties](#)

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 “Conditional Use”, “View Active Applications”, and then the project file number “CU-24-00001 Vantage Valley Properties”.

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

The information transmitted by this email is intended only for the person or entity to which it is addressed. This email may contain confidential and/or privileged material. If you are not the intended recipient of this message, be aware that any use, review, retransmission, distribution, or reproduction is strictly prohibited. If you received this in error, please contact the sender immediately and delete the material from all devices.

	Agency	Agency Contact Email	Notes
Kittitas County & Public Utility Districts	Kittitas County Fire Marshal	dan.young@co.kittitas.wa.us	
	Kittitas County Sheriff's Dept.	marvin.douvier.sh@co.kittitas.wa.us	
	KittCom	kim.dawson@co.kittitas.wa.us	
		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	
		tate.mahre@co.kittitas.wa.us	
	Jackie.sharp@co.kittitas.wa.us		
	samantha.cox@co.kittitas.wa.us		
	josh.fredrickson@co.kittitas.wa.us		
Kittitas County Building Dept.	Cameron.curtis@co.kittitas.wa.us		
	Jeremy.larson@co.kittitas.wa.us		
Kittitas County Assessor	Steph.mifflin@co.kittitas.wa.us		
	Haley.mercer@co.kittitas.wa.us		
Kittitas County P.U.D.	Christine.garcia@co.kittitas.wa.us		
Snoqualmie Pass Utility District	ken.edwards@kittitaspud.com		
	THastings@snopass.org		
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	
		kozi@yakamafish-nsn.gov	
		matj@yakamafish-nsn.gov	
	Colville Tribe	guy.moura@colvilletribes.com	
		sam.rushing@colvilletribes.com	
	connor.armi.hsy@colvilletribes.com		
	darnell.sam.adm@colvilletribes.com		
	john.sirois.adm@colvilletribes.com		
	milton.davis.adm@colvilletribes.com		
Snoqualmie Tribe	steve@snoqualmietribe.us		
	dahp@snoqualmietribe.us		
	adam@snoqualmietribe.us		
	WA State Department of Health	russell.mau@doh.wa.gov	
	Department of Ecology	tebu461@ecy.wa.gov lowh461@ECY.WA.GOV	

State & Federal Agencies	WA Dept. Fish and Wildlife	FormerOrchards@ecy.wa.gov wendy.neet@ecy.wa.gov crosepa@ecy.wa.gov rand461@ECY.WA.GOV 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 lhendrix@usbr.gov	(mailed)
	Bureau of Reclamation 1917 Marsh Road Yakima, WA 98901		(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.i.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	
Additional Contacts	Bonneville Power Administration	CMOlcese@bpa.gov vlconnell@bpa.gov	
	Puget Sound Energy	rightofway@pse.com Dylan.Marcus@pse.com	
	James E Brooks Library	jorgenja@cwu.edu nelmsk@cwu.edu	
	Brookside Consulting - Allison Kimball Northern Kittitas County Tribune	brooksideconsulting@gmail.com tribune@nkctribune.com terry@nkctribune.com	
	Daily Record	snutt@kvnews.com legals@kvnews.com	
	Northwest Training Range Complex	Kimberly.peacher@navy.mil Robert.d.bright10.civ@army.mil	
	Yakima Training Center Kittitas Valley Healthcare	mark.a.gradwohl.civ@mail.mil	(mailed)

	Attn: CEO 603 S. Chestnut Street Ellensburg, WA 98926	
Fire District (Paste from List)	Kittitas Valley Fire & Rescue (District 2) 2020 Vantage Highway Ellensburg, WA 98926 DNR (Southeast Region) 713 Bowers Road Ellensburg, WA 98926	elliotttr@kvfr.org
Irrigation District Options		
School District (Paste from list)	Kittitas School District 403	Anita_mata@ksd403.org tim_lagrange@ksd403.org michelle_helgeson@ksd403.org
Neighboring City (if applicable)	City of Kittitas City of Ellensburg	clerk@cityofkittitas.com debbie.lee@cityofkittitas.com kurin.simplot@cityofkittitas.com yusid@ci.ellensburg.wa.us pubworks@ci.ellensburg.wa.us comdev@ci.ellensburg.wa.us energyservices@ci.ellensburg.wa.us jonesc@ci.ellensburg.wa.us johnstonj@ci.ellensburg.wa.us

Fire District Options

KC FIRE DISTRICTS and Cities

KCFD #4 (Vantage)
PO Box 29
Vantage, WA 98950

Irrigation District Options

STATE OF WASH WILDLIFE

600 CAPITOL WAY N

OLYMPIA, WA 98501-1076

USA (BLM)

915 WALLA WALLA AVE

WENATCHEE, WA 98801-1521

PUGET SOUND ENERGY INC

P O BOX 97034

BELLEVUE, WA 98121-9734

POISON SPRINGS LLC

PO BOX 1015

KITTITAS, WA 98934

VANTAGE VALLEY PROPERTIES LLC

2800 N PIONEER RD

ELLENSBURG, WA 98926-9475

CLERF, DORIS E TRUSTEE

PO BOX 868

KITTITAS, WA 98934-0868