



KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St. Suite 2 Ellensburg WA 98926

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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