

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: (RU-22-00001) Ski Acres Estates

NOTIFICATION OF: Notice of Application

NOTIFICATION MAIL DATE: March 31, 2022

I certify that the following documentation:

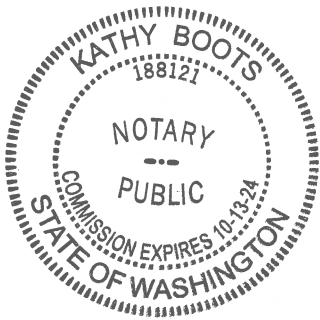
- Notice of Application for RU-22-00001 Ski Acres Estates Reasonable Use

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

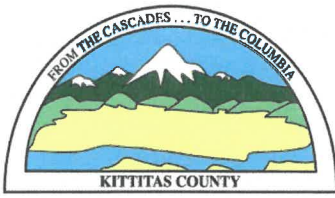
Jeremiah Cromie
Community Development Services Planner
County of Kittitas
State of Washington

Subscribed and sworn to before me this 31st day of March, 2022



Kathy Boots
Notary Public for the State of Washington residing
in Ellensburg.

My appointment expires: 10-13-2024



KITTITAS 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

Notice of Application: Thursday, March 31, 2022

Application Received: Wednesday, March 9, 2022

Application Complete: Friday, March 18, 2022

Project Name (RU-22-00001): Ski Acres Estates Reasonable Use

Applicant: Snopass SF Lofts LLC

Location: The subject properties are parcel #'s: 418135, 408135, 398135, 398135, 388135, 378135, 368135 and a part of the Ski Acres Estates Plat that are located off Tanner Way, approximately 0.6 miles from the intersection of Hyak Dr and State Route 906 in Snoqualmie Pass, WA in Section 9, Township 22, Range 11. The property is zoned LAMIRD Type 1 Residential within the Snoqualmie Pass LAMIRD.

Proposal: The applicant is requesting a reasonable use exception to the 150-foot buffer for a Type F stream to accommodate access and future building envelopes to adjacent lots within the buffer.

Materials Available for Review: 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 "Reasonable Use" & "RU-22-00001 Ski Acres Estates". They 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 **April 15, 2022**. 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 17A.01.060(1)(a), Reasonable Uses 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 may 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 \$1550.

Designated Permit Coordinator (staff contact): Jeremiah Cromie, Staff Planner: (509) 962-7046; email at jeremiah.cromie@co.kittitas.wa.us

KARR, DANIEL & BROOK 2129 NE NELSON LN ISSAQUAH, WA 98029-3671	BREWSTER, GEORGE DANIEL 1351 LAFOREST DR SE NORTH BEND, WA 98045-9397	FARLEIGH, JENNA GOLDA 2405 28TH AVE W SEATTLE, WA 98199-3316
SNOPASS SF LOFTS LLC 401 N 36TH ST STE 201 SEATTLE, WA 98103-8630	MCBRIDE, JOSHUA D & HEATHER A PO BOX 58 SNOQUALMIE PASS, WA 98068-0058	SHUCK, JASON W PO BOX 103 SNOQUALMIE PASS, WA 98068-0103
MENDEZ, CHRISTOPHER A & ALYSON A 7528 138TH PL SE NEWCASTLE, WA 98059-3090	ALLYN, SHARON PO BOX 48 SNOQUALMIE PASS, WA 98068-0048	KIRKEGAARD, MARTIN L 5807 E MCGHEE ST TACOMA, WA 98404
SKI LIFTS INC PO BOX 1068 SNOQUALMIE PASS, WA 98068-1068	PONG, RYAN & TERUMI 2441 W LYNN ST SEATTLE, WA 98199-3520	ORLETH, ROBERT & SONYA 16827 NE 35TH ST BELLEVUE, WA 98008-6103
DEGGINGER, PRESTON 701 GALER ST UNIT 605 SEATTLE, WA 98109-3549	MCIV LLC 2030 1ST AVE, 3RD FL SEATTLE, WA 98119-3452	FUHRER, EMILY M & BRENT M 22216 257TH AVE SE MAPLE VALLEY, WA 98038-7621
HENNE, ERIK & HEATHER 2727 64TH AVE SE MERCER ISLAND, WA 98040	RICHARDSON, LUKAS J 9520 RAINIER AVE S APT 406 SEATTLE, WA 98118-6084	CHERNYAK, STELLA & ALEXEY 635 WILDERNESS PEAK DR NW ISSAQUAH, WA 98027-5620
USA (WNF) 215 MELODY LN WENATCHEE, WA 98801	FENBERG, JASON & KELLY 597 14TH AVE W KIRKLAND, WA 98033-4829	MOSLEY FAMILY LLC 3001 S DAWES ST KENNEWICK, WA 99338-2705
SMITHHART, JAMES & SISSI PO BOX 127 SNOQUALMIE PASS, WA 98068-0127	MASON, ZACH & JENNIFER 2523 291ST AVE NE CARNATION, WA 98014-8214	PHILLIPS, BRYCE & ELISE PO BOX 9 SNOQUALMIE PASS, WA 98068
RUSA, NIK & JENI 2557 34TH AVE NE ISSAQUAH, WA 98029	NICOLOUDAKIS, HARRY 516 15TH AVE E SEATTLE, WA 98112-4513	HOFFMAN, HERBERT L III & JENNIFER L 5813A 55TH AVE NE SEATTLE, WA 98105-2170
HAYCOCK, LAURI & SCOTT PO BOX 1095 NORTH BEND, WA 98045-1095	KOSTANICH, TREVOR 223 SYDNEY AVE N NORTH BEND, WA 98045-8253	ADAMS, CLINT 17529 13TH AVE SW NORMANDY PARK, WA 98166-3615

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Olympia, WA 98504-2650

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WENATCHEE WA 98801

Puget Sound Energy
brian.ingalls@pse.com

Sewall Wetland Consulting
esewall@sewallwc.com

From: [NKC Tribune Advertising](#)
To: [Jeremiah Cromie](#)
Subject: Re: RU-22-00001 Ski Acres Estates (Publishing) - Notice of Application
Date: Thursday, March 24, 2022 4:26:49 PM

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.

CONFIRMATION RECEIPT:

Thank you for sharing your Notice with Upper Kittitas County citizens. We have received your email and your notice will be published as requested.

Sincerely,
Terry Hamberg
Publisher



Northern Kittitas County Tribune
P.O. Box 308
Cle Elum, WA 98922
(509) 674-2511
fax: (509) 674-5571
tribune@nkctribune.com

On Mar 24, 2022, at 2:03 PM, Jeremiah Cromie
<jeremiah.cromie@co.kittitas.wa.us> wrote:

Good afternoon,

Please put the attached legal notice in the NKCT on 3/31/2022. Please send a proof when ready. Let me know if there are any issues.

Thanks!

Jeremiah Cromie
Planner I

**KITTITAS COUNTY – NOTICE OF APPLICATION
Ski Acres Estates Reasonable Use RU-22-00001**

NOTICE IS HEREBY given that Snopass SF Lofts LLC, landowners, submitted a Reasonable Use application on March 9, 2022 pursuant to Kittitas County Code 17A.01.060 on approximately 1.6 acres of land zoned Residential and located within the Snoqualmie Pass LAMIRD. The applicant is requesting a reasonable use exception to the 150-foot buffer for a Type F stream to accommodate access and future building envelopes to adjacent lots. The subject properties are parcels # 418135, 408135, 398135, 398135, 388135, 378135, 368135 and a part of the Ski Acres Estates Plat that are located off Tanner Way, approximately 0.6 miles from the intersection of Hyak Dr and State Route 906 in Snoqualmie Pass, WA in Section 9, Township 22, Range 11.

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 “Reasonable Use” & “RU-22-00001 Ski Acres Estates” or in person at 411 N Ruby St. Suite 2, Ellensburg, WA 98926 during regular business hours. Phone: (509) 962-7506

Written Comments on this proposal can be submitted to CDS any time prior to **5:00 p.m. on April 15, 2022**. 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 17A.01.060(1)(a), Reasonable Uses 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 \$1550, however you are encouraged to verify fee prior to filing of an appeal.

Designated Permit Coordinator (staff contact):
Jeremiah Cromie, Staff Planner: (509) 962-7046;
email at jeremiah.cromie@co.kittitas.wa.us

Notice of Application: March 31, 2022
Application Received: March 09, 2022
Application Complete: March 18, 2022

Dated: March 31, 2022

(Published in the N.K.C. TRIBUNE, March 31, 2022.)

13.5” Line Legal (2x6.75)
RUN DATE: MARCH 31, 2022

Total cost = \$135.00

APPROVED BY

DATE

Please sign and fax back to: (509) 674-5571

Approved as shown.

Approved with indicated changes.

From: [Jeremiah Cromie](#)
To: ["Ryan McAllister"](#); [Kim Dawson](#); [George Long](#); [Julie Kjorsvik](#); ["Toni Berkshire"](#); ["Jesse Cox"](#); ["Holly Erdman"](#); ["Lisa Lawrence"](#); ["Patti Stacey"](#); ["Candie Leader"](#); ["Ken Grannan"](#); ["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"](#); ["barh@yakamafish-nsn.gov"](#); ["separegister@ecy.wa.gov"](#); ["gcle461@ecy.wa.gov"](#); ["lowh461@ECY.WA.GOV"](#); ["FormerOrchards@ecy.wa.gov"](#); ["wendy.neet@ecy.wa.gov"](#); ["Scott.Downes@dfw.wa.gov"](#); ["Jennifer.Nelson@dfw.wa.gov"](#); ["Elizabeth.Torrey@dfw.wa.gov"](#); ["sepa@dahp.wa.gov"](#); ["jorgenja@cwu.edu"](#); ["nelmsk@cwu.edu"](#); ["Jeremy.Larson"](#); ["Steph.mifflin@co.kittitas.wa.us"](#); ["russell.mau@doh.wa.gov"](#); ["brietta.carter@doh.wa.gov"](#); ["rivers@dnr.wa.gov"](#); ["shane.early@dnr.wa.gov"](#); ["SEPACENTER@dnr.wa.gov"](#); ["Garren.Andrews@dnr.wa.gov"](#); ["MARTIN.MAUNEY@dnr.wa.gov"](#); ["brooksideconsulting@gmail.com"](#); ["tribune@nkctribune.com"](#); ["terry@nkctribune.com"](#); ["mwoodruff@kvnews.com"](#); ["mbreckenridge@kvnews.com"](#); ["legals@kvnews.com"](#); ["Deborah.i.knaub@usace.army.mil"](#); ["lhendrix@usbr.gov"](#); ["mark.a.gradwohl.civ@mail.mil"](#); ["Kimberly.peacher@navy.mil"](#); ["Robert.d.bright10.civ@army.mil"](#); ["Haley Mercer"](#); ["Christy.Garcia"](#); ["chandod@eastonsd.org"](#); ["simonettam@eastonsd.org"](#); ["jwiseman@snoqualmiepassfirerescue.org"](#); ["steve@snoqualmietribe.us"](#); ["guy.moura@colvilletribes.com"](#); ["Aren.Orsen.HSY@colvilletribes.com"](#); ["sam.rushing@colvilletribes.com"](#); ["matt.boast@kittitaspud.com"](#); ["kdkistler@bpa.gov"](#); ["SCPlanning@wsdot.wa.gov"](#); ["ken.graham@parks.wa.gov"](#); ["klarned@fs.fed.us"](#); ["Brian.ingalls@pse.com"](#)
Cc: [Jeremy Johnston](#); [Kelly Bacon \(CD\)](#); [Rachael Stevie \(CD\)](#); ["Jan Loveless"](#); ["Ed Sewall"](#)
Subject: RE: RU-22-00001 Ski Acres Estates - Notice of Application
Date: Thursday, March 31, 2022 8:56:00 AM
Attachments: [RU-22-00001 Ski Acres Estates NOA.pdf](#)

All,

Please see the attached Notice of application associated with the previous e-mail.

Jeremiah Cromie
Planner I
Kittitas County
Community Development Services
411 N. Ruby Street; Suite 2
Ellensburg, WA 98926
Office: 509-962-7046
jeremiah.cromie@co.kittitas.wa.us

From: Jeremiah Cromie
Sent: Thursday, March 31, 2022 8:55 AM
To: 'Ryan McAllister' <ryan.mcallister@co.kittitas.wa.us>; Kim Dawson <kim.dawson@co.kittitas.wa.us>; George Long <long@kittcom.org>; Julie Kjorsvik <julie.kjorsvik@co.kittitas.wa.us>; 'Toni Berkshire' <toni.berkshire@co.kittitas.wa.us>; 'Jesse Cox' <jesse.cox@co.kittitas.wa.us>; 'Holly Erdman' <holly.erdman@co.kittitas.wa.us>; 'Lisa Lawrence' <lisa.lawrence@co.kittitas.wa.us>; 'Patti Stacey' <patti.stacey@co.kittitas.wa.us>; 'Candie Leader' <candie.leader@co.kittitas.wa.us>; 'Ken Grannan' <ken.grannan@co.kittitas.wa.us>; 'enviroreview@yakama.com' <enviroreview@yakama.com>; 'corrine_camuso@yakama.com' <corrine_camuso@yakama.com>; 'jessica_lally@yakama.com' <jessica_lally@yakama.com>; 'noah_oliver@yakama.com' <noah_oliver@yakama.com>; 'casey_barney@yakama.com' <casey_barney@yakama.com>; 'kozj@yakamafish-nsn.gov' <kozj@yakamafish-nsn.gov>;

'matj@yakamafish-nsn.gov' <matj@yakamafish-nsn.gov>; 'barh@yakamafish-nsn.gov' <barh@yakamafish-nsn.gov>; 'separegister@ecy.wa.gov' <separegister@ecy.wa.gov>; 'gcle461@ecy.wa.gov' <gcle461@ecy.wa.gov>; 'lowh461@ECY.WA.GOV' <lowh461@ECY.WA.GOV>; 'FormerOrchards@ecy.wa.gov' <FormerOrchards@ecy.wa.gov>; 'wendy.neet@ecy.wa.gov' <wendy.neet@ecy.wa.gov>; 'Scott.Downes@dfw.wa.gov' <Scott.Downes@dfw.wa.gov>; 'Jennifer.Nelson@dfw.wa.gov' <Jennifer.Nelson@dfw.wa.gov>; 'Elizabeth.Torrey@dfw.wa.gov' <Elizabeth.Torrey@dfw.wa.gov>; 'sepa@dahp.wa.gov' <sepa@dahp.wa.gov>; 'jorgenja@cwu.edu' <jorgenja@cwu.edu>; 'nelmsk@cwu.edu' <nelmsk@cwu.edu>; 'Jeremy Larson' <jeremy.larson@co.kittitas.wa.us>; 'Steph.mifflin@co.kittitas.wa.us' <Steph.mifflin@co.kittitas.wa.us>; 'russell.mau@doh.wa.gov' <russell.mau@doh.wa.gov>; 'brietta.carter@doh.wa.gov' <brietta.carter@doh.wa.gov>; 'rivers@dnr.wa.gov' <rivers@dnr.wa.gov>; 'shane.early@dnr.wa.gov' <shane.early@dnr.wa.gov>; 'SEPACENTER@dnr.wa.gov' <SEPACENTER@dnr.wa.gov>; 'Garren.Andrews@dnr.wa.gov' <Garren.Andrews@dnr.wa.gov>; 'MARTIN.MAUNEY@dnr.wa.gov' <MARTIN.MAUNEY@dnr.wa.gov>; 'brooksideconsulting@gmail.com' <brooksideconsulting@gmail.com>; 'tribune@nkctribune.com' <tribune@nkctribune.com>; 'terry@nkctribune.com' <terry@nkctribune.com>; 'mwoodruff@kvnews.com' <mwoodruff@kvnews.com>; 'mbreckenridge@kvnews.com' <mbreckenridge@kvnews.com>; 'legals@kvnews.com' <legals@kvnews.com>; 'Deborah.j.knaub@usace.army.mil' <Deborah.j.knaub@usace.army.mil>; 'lhendrix@usbr.gov' <lhendrix@usbr.gov>; 'mark.a.gradwohl.civ@mail.mil' <mark.a.gradwohl.civ@mail.mil>; 'Kimberly.peacher@navy.mil' <Kimberly.peacher@navy.mil>; 'Robert.d.bright10.civ@army.mil' <Robert.d.bright10.civ@army.mil>; 'Haley Mercer' <haley.mercer@co.kittitas.wa.us>; 'Christy Garcia' <christine.garcia@co.kittitas.wa.us>; 'chandod@eastonsd.org' <chandod@eastonsd.org>; 'simonettam@eastonsd.org' <simonettam@eastonsd.org>; 'jwiseman@snoqualmiepassfirerescue.org' <jwiseman@snoqualmiepassfirerescue.org>; 'steve@snoqualmietribe.us' <steve@snoqualmietribe.us>; 'guy.moura@colvilletribes.com' <guy.moura@colvilletribes.com>; 'Aren.Orsen.HSY@colvilletribes.com' <Aren.Orsen.HSY@colvilletribes.com>; 'sam.rushing@colvilletribes.com' <sam.rushing@colvilletribes.com>; 'matt.boast@kittitaspud.com' <matt.boast@kittitaspud.com>; 'kdkistler@bpa.gov' <kdkistler@bpa.gov>; 'SCPlanning@wsdot.wa.gov' <SCPlanning@wsdot.wa.gov>; 'ken.graham@parks.wa.gov' <ken.graham@parks.wa.gov>; 'klarned@fs.fed.us' <klarned@fs.fed.us>; 'Brian.ingalls@pse.com' <Brian.ingalls@pse.com>

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Subject: RU-22-00001 Ski Acres Estates - Notice of Application

Good morning,

CDS is requesting comments on the following Reasonable Use application: **RU-22-00001 Ski Acres Estates**. Links to the file materials can be found below. The comment period will end on **Friday April 15, 2022 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.

[RU-22-00001 Ski Acres Estates – Internal](#)

[RU-22-00001 Ski Acres Estates - External](#)

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 "Reasonable Use" and then the Project File Number "RU-22-00001 Ski Acres Estates"

Thank you.

Jeremiah Cromie
Planner I
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Community Development Services
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