



# 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: (RZ-22-00004 / CP-22-00004) Teanaway Ridge Rezone

NOTIFICATION OF: Notice of Application

NOTIFICATION MAIL DATE: August 11, 2022

I certify that the following documentation:

- Notice of Application for RZ-22-00004 / CP-22-00004 Teanaway Ridge Rezone Application and Comprehensive Plan Amendment

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

Rachael Stevie  
Community Development Services Planner I  
County of Kittitas  
State of Washington

Subscribed and sworn to before me this 11<sup>th</sup> day of August, 2022



Stephanie Mifflin  
Notary Public for the State of Washington residing  
in Ellensburg.

My appointment expires:

12.23.25

## Rachael Stevie (CD)

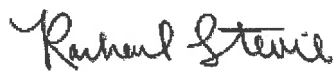
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**From:** Rachael Stevie (CD)  
**Sent:** Monday, August 8, 2022 10:45 AM  
**To:** 'Megan Breckenridge'; 'legals@kvnews.com'; 'Jana Stoner'; 'Terry Hamberg'  
**Subject:** CP/RZ-22-00004 Teanaway Ridge - (Publishing) Notice of Application  
**Attachments:** RZ-22-00004 Teanaway Ridge NOA Legal.doc; RZ-22-00004 Teanaway Ridge NOA Legal.pdf

Good morning,

Please see attached memo and publish as requested.

Thank you!



Planner I  
Kittitas County  
Community Development Services  
411 N. Ruby Street; Suite 2  
Ellensburg, WA 98926  
509-962-7637  
[rachael.stevie.cd@co.kittitas.wa.us](mailto:rachael.stevie.cd@co.kittitas.wa.us)

## Rachael Stevie (CD)

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**From:** Terry Hamberg <terry@nkctribune.com>  
**Sent:** Monday, August 8, 2022 10:53 AM  
**To:** Rachael Stevie (CD)  
**Cc:** Jana Stoner  
**Subject:** Re: CP/RZ-22-00004 Teanaway Ridge - (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.

### 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](mailto:tribune@nkctribune.com)

On Aug 8, 2022, at 10:44 AM, Rachael Stevie (CD) <[rachael.stevie.cd@co.kittitas.wa.us](mailto:rachael.stevie.cd@co.kittitas.wa.us)> wrote:

Good morning,

Please see attached memo and publish as requested.

Thank you!

<image001.png>  
Planner I  
Kittitas County



# ADVERTISING PROOF

401 N Main St,  
Ellensburg, WA 98926  
Ph. (509) 204-8250 Fax: (907) 452-5054

BILLING DATE:	ACCOUNT NO:
08/08/22	50096

JEREMY JOHNSTON  
KC COMMUNITY DEVELOPMENT SERVICES  
411 N. RUBY ST, SUITE 2  
ELLENSBURG, WA 98926

AD #	DESCRIPTION	START	STOP	TIMES	AMOUNT
269483	NOTICE OF APPLICATIO	08/11/22	08/18/22	4	\$458.50

### Payments:

Date	Method	Card Type	Last 4 Digits	Check	Amount
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Discount:	\$0.00
Surcharge:	\$0.00
Credits:	\$0.00

Gross:	<b>\$458.50</b>
Paid Amount:	<b>\$0.00</b>

**Amount Due:\$458.50**

*We Appreciate Your Business!*

**NOTICE OF APPLICATION**

Project Name (File Number): Teanaway Ridge Rezone  
(RZ-22-00004 / CP-22-00004)

Applicant: Teanaway Ridge LLC (Owner)

Agent: Terra Design Group Inc. – Chad Bala

Location: Tax Parcel numbers 346534 and 19132 located south of Highway 10, approximately 0.2 miles southeast of the junction of Highway 10 and State Route 970, in Section 4, Township 19, Range 16, bearing Assessor's Map numbers 19-16-04020-0002 and 19-16-04050-0401, in Kittitas County.

Proposal: Teanaway Ridge LLC is proposing to rezone their 2 parcels, equaling 86.58 acres, currently zoned Forest & Range and Rural 5 to Rural 5 to match adjacent properties. The rezone will allow the current use of the property to be consistent and compatible with the zoning code, as well as allow future expansion of existing uses. A comprehensive plan amendment (CP-22-00004), rezone application (RZ-22-00004), and SEPA checklist were submitted as part of the application packet. This project is being processed through the 2022 Annual Comprehensive Plan Docket process.

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 the CDS website at <https://www.co.kittitas.wa.us/cds/land-use/default.aspx>, under "Rezoning" under permit number "RZ-22-00004 Teanaway Ridge" Phone: (509) 962 7506

Written Comments on this proposal can be submitted to CDS any time prior to **5:00p.m. on Monday, September 12, 2022**. Any person has the right to comment on the application and request a copy of the decision once made

Environmental Review (SEPA): The County will issue a threshold determination on the environmental impacts of this application. A copy of the threshold determination, once made, can be obtained from the County.

Public Hearing: This project is being reviewed through the 2022 Annual Comprehensive Plan Docket Process. Therefore an open record hearing will be scheduled to be held before the Kittitas County Planning Commission at a date to be determined. Public Hearing Notices for the 2022 Annual Comprehensive Plan Docket Process will be issued establishing the date, time, and location of these hearings.

Additionally, an open record hearing is scheduled to be held before the Board of County Commissioners. This hearing will be held on November 29, 2022 at 6p.m. in The Commissioner's Auditorium. You can attend the hearing in the following ways:

1. In person at the Commissioner's Auditorium at 205 W 5th Avenue; Room 109 Ellensburg, WA 98926
2. By online WebEx video conferencing meeting link: <https://kittitascounty.webex.com/j.php?MTID=e2bf884bf4433f42c60429dd1066aadb2>
3. By <https://kittitascounty.webex.com> or the Cisco WebEx App on your phone or electronic device:  
**Meeting Number:** 2493 277 4352  
**Meeting Password:** SPzBMxv1886
4. By telephone: 1-408-418-9388  
**Access Code/Meeting Number:** 2493 277 4352

Designated Permit Coordinator (staff contact): Rachael Stevie, Staff Planner: (509) 962-7637; email at [rachael.stevie.cd@co.kittitas.wa.us](mailto:rachael.stevie.cd@co.kittitas.wa.us)

Notice of Application: Thursday, August 11, 2022  
Application Received: Thursday, June 30, 2022  
Application Complete: Friday, July 29, 2022

PUBLISH: NKC Tribune: August 11 & 18, 2022

PUBLISH: Daily Record: August 11 & 18, 2022 / LEGAL #: 269483

## Rachael Stevie (CD)

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**From:** Rachael Stevie (CD)  
**Sent:** Thursday, August 11, 2022 8:20 AM  
**To:** Kim Dawson; 'long@kittcom.org'; Julie Kjorsvik; Toni Berkshire; Jesse Cox; Holly Erdman; Lisa Lawrence; Patti Stacey; Kelee Hodges; 'codi.fortier@co.kittitas.wa.us'; 'Yakama Nation - Enviromental Review'; 'corrine\_camuso@yakama.com'; 'jessica\_lally@yakama.com'; 'Noah Oliver'; 'casey\_barney@yakama.com'; 'kozj@yakamafish-nsn.gov'; 'Jim Matthews'; 'barh@yakamafish-nsn.gov'; 'tebu461@ecy.wa.gov'; 'White, Lori (ECY)'; 'formerorchards@ecy.wa.gov'; 'wendy.neet@ecy.wa.gov'; 'Downes, Scott G (DFW)'; 'Nelson, Jennifer L (DFW)'; Torrey, Elizabeth M (DFW); 'SEPA (DAHP)'; 'James E Brooks Library - Jorgenja'; 'James E Brooks Library - Nelmsk'; Jeremy Larson; Steph Mifflin; 'Mau, Russell E (DOH)'; 'rivers@dnr.wa.gov'; Early, Shane (DNR); 'sepacenter@dnr.wa.gov'; 'garren.andrews@dnr.wa.gov'; 'MAUNEY, MARTY (DNR)'; 'Allison Kimball (brooksideconsulting@gmail.com)'; ' (tribune@nkctribune.com)'; 'Terry Hamberg'; 'Megan Breckenridge'; 'legals@kvnews.com'; 'deborah.j.knaub@usace.army.mil'; 'Hendrix, Leah D'; 'mark.a.gradwohl.civ@mail.mil'; 'Kimberly.peacher@navy.mil'; 'robert.d.bright10.civ@army.mil'; Haley Mercer; Christy Garcia; 'sara@krdistrict.org'; Mike Engelhart (GOV); 'kswanson@cleelum.gov'; 'mhayes@cleelum.gov'; VirgilAmick; 'planning@cleelum.gov'; 'robertsb@cersd.org'; 'communityrelations@cersd.org'; 'office@kcf7.com'; 'steve@snoqualmietribe.us'; 'dahp@snoqualmietribe.us'; 'Adam Osbekoff'; 'Guy Moura (HSY)'; 'Aren Orsen (HSY)'; 'sam.rushing@colvilletribes.com'; 'Matt Boast'; 'kdkistler@bpa.gov'; 'klarned@fs.fed.us'; 'Jacob Prilucik'; 'plattst@wsdot.wa.gov'; 'ken.graham@parks.wa.gov'; 'roslyn@inlandnet.com'; 'planner@ci.roslyn.wa.us'; 'publicworks@ci.roslyn.wa.us'; 'townofsouthcleelum@gmail.com'; 'sce@inland.net'  
**Subject:** CP/RZ-22-00004 Teanaway Ridge - Notice of Application  
**Attachments:** RZ-22-00004 Teanaway Ridge NOA Memo.pdf

Good morning,

CDS is requesting comment on the Comprehensive Plan Amendment / Rezone application: CP-22-00004 and RZ-22-00004: Teanaway Ridge.

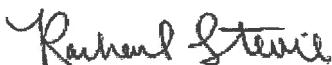
Links to the file materials can be found below.

The 30-day comment period will end **Monday, September 12, 2022 at 5pm**. CDS will assume your agency does not wish to provide comment if not received by this date. Links to the file materials can be found below. Please let me know if you have any issues accessing the materials.

Public Access: [RZ-22-00004 Teanaway Ridge](#)

Internal Access: [RZ-22-00004 Teanaway Ridge](#)

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 "Rezones" and then to Project File Number "RZ-22-00004 Teanaway Ridge".



Planner I

ABRAMOWSKI, JOHN & COLLEEN  
7641 LOWER PEOH POINT RD  
CLE ELUM, WA 98922-8927

ARD, GARY S & ROWENA M  
2507 W VIEWMOUNT WAY W  
SEATTLE, WA 98199-362

AUSTIN, ROBERT W & LISA Y  
4610 HWY 970  
CLE ELUM, WA 98922-8393

BUNGER, PATRICIA ETAL  
1671 SMITH ROAD  
ZILLAH, WA 98953-9005

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1506 NE IRIS ST  
ISSAQUAH, WA 98029

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6916 131ST AVE SE  
BELLEVUE, WA 98006-4036

IRON HORSE RANCH LLC  
1900 W NICKERSON ST #11653  
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CLE ELUM, WA 98922-8914

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6581 LOWER PEOH PT RD  
CLE ELUM, WA 98922

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7611 LOWER PEOH POINT RD  
CLE ELUM, WA 98922-8927

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100 LAMBERT RD  
CLE ELUM, WA 98922

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STATE OF WASH (DNR)  
PO BOX 47016  
OLYMPIA, WA 98504-7016

STATE OF WASH WILDLIFE  
600 CAPITOL WAY N  
OLYMPIA, WA 98501-1076

TEANAWAY RIDGE LLC  
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CLE ELUM, WA 98922-0808

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Kittitas Valley Healthcare  
Attn: CEO  
603 S. Chestnut Street  
Ellensburg, WA 98926