

KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

"Building Partnerships – Building Communities"

Affidavit of Mailing & Publication

PROPOSAL NAME: Yakima River Campground CUP, SSDP, SP (CU-15-00002, SD-15-00001, SP-15-00001)

NOTIFICATION OF: Notice of Application

NOTIFICATION MAIL DATE: February 3, 2016

I certify that the following documentation:

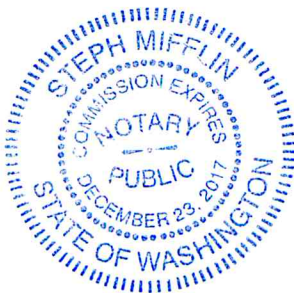
- Notice of Application Yakima River Campground CUP, SSDP, SP (CU-15-00002, SD-15-00001, SP-15-00001)

has been mailed 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

Lindsey Ozbolt
Community Development Services Planner
County of Kittitas
State of Washington

Subscribed and sworn to before me this 3rd day of February 2016.



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

My appointment expires: December 23, 2017

Lindsey Ozbolt

From: Lindsey Ozbolt
Sent: Wednesday, February 03, 2016 2:41 PM
To: Brenda Larsen; Josh Hink; Kim Dawson; Julie Kjorsvik; Lisa Iammarino; Holly Myers; Lisa Lawrence; Patti Johnson; Kelly Bacon; Candie M. Leader; "jessica@yakama.com" (jessica@yakama.com); "jmarvin@yakama.com" (jmarvin@yakama.com); "johnson@yakama.com" (johnson@yakama.com); 'Thalia Sachtleben (enviroreview@yakama.com)'; 'separegister@ecy.wa.gov'; "sepaunit@ecy.wa.gov" (sepaunit@ecy.wa.gov); 'gcle461@ecy.wa.gov'; 'craj461@ecy.wa.gov'; "Brent.Renfrow@dfw.wa.gov" (Brent.Renfrow@dfw.wa.gov); 'scott.downes@dfw.wa.gov'; 'jennifer.nelson@dfw.wa.gov'; 'sepa@dahp.wa.gov'; "jorgenja@cwu.edu" (jorgenja@cwu.edu); "nelmsk@cwu.edu" (nelmsk@cwu.edu); Michael Flory; Lou Whitford; Amber Green; Steph Mifflin; "russell.mau@doh.wa.gov" (russell.mau@doh.wa.gov); 'ben.serr@doh.wa.gov'; "linda.hazlett@dnr.wa.gov" (linda.hazlett@dnr.wa.gov); 'cindy.preston@dnr.wa.gov'; 'rivers@dnr.wa.gov'; 'Allison Kimball (brooksideconsulting@gmail.com)'; 'Terry Hamberg (tribune@nkctribune.com)'; 'terry@nkctribune.com'; 'jmarkell@kvnews.com'; 'Knaub, Deborah J NWS (Deborah.J.Knaub@usace.army.mil)'; 'lynn.harmon@parks.wa.gov'; 'wargog@cersd.org'; 'montgomeryr@cersd.org'; 'office@kcf7.com'; 'holmstr@wsdot.wa.gov'; 'kaiserm@wsdot.wa.gov'; 'bala.ce@gmail.com'; 'Chad Bala (cbala@terradesigngroup.net)'; 'matthew.mitchell@bnsf.com'
Cc: Doc Hansen; Jeff Watson; Kaycee Hathaway; Angela San Filippo
Subject: Yakima River Campground CU-15-00002 Notice of Application
Attachments: CU-15-00003 Yakima River Campground Notice of Application memo.pdf; CU-15-00002 Yakima River Campground SEPA application.pdf

Tracking:

Recipient	Delivery
Brenda Larsen	Delivered: 2/3/2016 2:41 PM
Josh Hink	Delivered: 2/3/2016 2:42 PM
Kim Dawson	Delivered: 2/3/2016 2:42 PM
Julie Kjorsvik	Delivered: 2/3/2016 2:42 PM
Lisa Iammarino	Delivered: 2/3/2016 2:42 PM
Holly Myers	Delivered: 2/3/2016 2:42 PM
Lisa Lawrence	Delivered: 2/3/2016 2:42 PM
Patti Johnson	Delivered: 2/3/2016 2:42 PM
Kelly Bacon	Delivered: 2/3/2016 2:42 PM
Candie M. Leader	Delivered: 2/3/2016 2:41 PM
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Lou Whitford	Delivered: 2/3/2016 2:42 PM
Amber Green	Delivered: 2/3/2016 2:41 PM
Steph Mifflin	Delivered: 2/3/2016 2:42 PM
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Kaycee Hathaway	Delivered: 2/3/2016 2:42 PM
Angela San Filippo	Delivered: 2/3/2016 2:41 PM

[CU-15-00002 Yakima River Campground](#)

Kittitas County has received the above referenced land use application. This application is for a zoning conditional use permit, shoreline substantial development permit, and short plat (CU-15-00002, SD-15-00001, & SP-15-00001) all of which is being processed under the zoning conditional use permit file number. Agencies within the county network may

review the application master file via the above link. Agencies outside of the county network may view the related documentation by following this link: [http://www.co.kittitas.wa.us/cds/land-use/current-planning.aspx?title=Conditional Use Permits](http://www.co.kittitas.wa.us/cds/land-use/current-planning.aspx?title=Conditional%20Use%20Permits) and opening the designated file by application number or may view the related file documents at Kittitas County Community Development Services (CDS) office at 411 N. Ruby, Suite 2, Ellensburg WA, 98926. Written comments on this proposal can be submitted to CDS any time prior to 5:00 pm on Friday, March 4, 2016.

Lindsey Ozbolt
Planner II
Community Development Services
411 North Ruby St., Suite 2
Ellensburg, WA 98926
509.962.7637

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brenda.larsen@co.kittitas.wa.us ✓
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Kittitas County Board of County
Commissioners
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office@kcf7.com ✓

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REAL ESTATE DIVISION
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CLE ELUM, WA 98922-8927

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2572 5TH AVE N
SEATTLE, WA 98109-2151

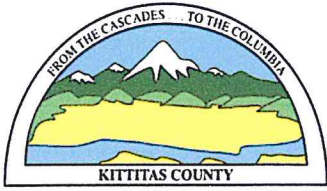
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Terra Design Group
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Cle Elum, WA 98922

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Seattle, WA 98134

BNSF Railway Company
Attn: Senior Manager Real Estate
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Fort Worth, TX 76131

Iron Horse Development, LLC
c/o Prudential Almon Realty Commercial
111 South 33rd Street, Suite 200
Yakima, WA 98901



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411 N. Ruby St. Suite 2 Ellensburg WA 98926

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Office 509-962-7506

Fax 509-962-7682

Building Partnerships - Building Communities

NOTICE OF APPLICATION

Notice of Application: Wednesday, February 3, 2016

Application Received: Friday, April 17, 2015

Application Complete: Friday, May 15, 2015

Project File Number (s): CU-15-00002, SD-15-00001, SP-15-00001

Project Name: Yakima River Campground

Applicant/Agent: Chad Bala, Terra Design Group, authorized agent for Teanaway Ridge LLC, landowner

Location: 2 parcels (approximately 86.58 acres), located approximately 0.3 miles east of the SR 970 & SR 10 intersection along SR 10, in a portion of Section 04, T19N, R16E, WM in Kittitas County, bearing Assessor's map numbers 19-16-04020-0002 & 19-16-04050-0401.

Proposal: Chad Bala, Terra Design Group, authorized agent for Teanaway Ridge LLC, landowner, submitted an application packet that included a zoning conditional use permit application, shoreline substantial development permit application, and 2-lot short plat application to operate a new campground/RV park on approximate 26 acres of the site for over-night accommodations not to exceed a 14-night stay. The campground will include: caretaker/office residence, kitchen/dining hall/activity center facility, camping area (172 spaces), shower/restroom facility, camping cabins on existing foundations (18 units), and outdoor recreation areas. The proposed uses are allowed with a conditional use permit in the Forest & Range and Rural 5 zones per KCC 17.15.060.1.E – Recreation, campground and recreation, outdoor.

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 [http://www.co.kittitas.wa.us/cds/land-use/current-planning.aspx?title=Conditional Use Permits](http://www.co.kittitas.wa.us/cds/land-use/current-planning.aspx?title=Conditional%20Use%20Permits) Phone: (509) 962-7506

Written Comments on this proposal can be submitted to CDS any time prior to 5:00 p.m. on Friday, March 4, 2016. Any person has the right to comment on the application and request a copy of the decision once made.

Environmental Review (SEPA): The County expects to issue a Determination of Non-Significance (DNS) for this proposal, and will use the optional DNS process, meaning this may be the only opportunity for the public to comment on the environmental impacts of the proposal. Mitigation measures may be required under applicable codes, such as Title 17 Zoning and the Fire Code, and the project review process may incorporate or require mitigation measures regardless of whether an EIS is prepared. 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 after the SEPA environmental threshold determination has been issued. A Public Hearing Notice will be issued establishing the date, time and location of this hearing.

Required Permits: Conditional Use Permit, Shoreline Substantial Development Permit, Short Plat approval, Building Permit (s) & others as deemed necessary.

Required Studies: Transportation Impact Analysis prior to SEPA determination

Designated Permit Coordinator (staff contact): Lindsey Ozbolt, Planner II: (509) 962-7637; email at lindsey.ozbolt@co.kittitas.wa.us

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