



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"

Affidavit of Mailing & Publication

PROPOSAL NAME: Hidden Point Conditional Use Permit (CU-20-00005)

NOTIFICATION OF: Notice of Application

NOTIFICATION MAIL DATE: December 17, 2020

I certify that the following documentation:

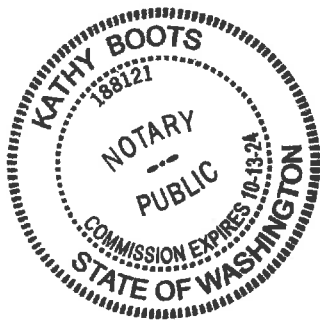
- Notice of Application: Hidden Point Conditional Use Permit

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

Kelly Bacon
Planner I
County of Kittitas
State of Washington

Subscribed and sworn to before me this 17th day of December, 2020



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

My appointment expires: 10-13-2024



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

Notice of Application: Thursday, December 17, 2020
Application Received: Friday, November 20, 2020
Application Complete: Tuesday, December 8, 2020

Project Name File Number: Hidden Point (CU-20-00005)
Applicant: Hidden Point LLC (Owners)

Location: Parcels 867634, 797634, and 877634 located at approximate mile post 1.15 of Emerick Road, Cle Elum, WA. In the SW1/4 of Section 05, Township 19N, Range 17E.

Proposal: The proposed project is for a "Guest Ranch or Guest Farm" providing overnight lodging, dining and recreational facilities in a rural setting. The project would include 4 bunkhouses with potential future phases adding up to 20 bunkhouses (for a total of 24 maximum), a pool, and a kitchen spread across 3 parcels (34 acres).

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 "Conditional Use Permits" under permit number "CU-20-00005 Hidden Point," Phone: (509) 962-7506

Written Comments on this proposal can be submitted to CDS any time prior to **5:00 p.m. on Monday, January 4, 2021**. Any person has the right to comment on the application and request a copy of the decision once made.

Environmental Review: 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. A copy of the threshold determination may be obtained from the County once issued.

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, SEPA

Required Studies: None

Designated Permit Coordinator (staff contact): Kelly Bacon, Staff Planner: (509) 962-7539; email at kelly.bacon.cd@co.kittitas.wa.us

From: [Kelly Bacon \(CD\)](#)
To: [Pat Nicholson](#); [Ryan McAllister](#); [Kim Dawson](#); [Julie Kiorsvik](#); [Toni Berkshire](#); [Jesse Cox](#); [Holly Erdman](#); [Lisa Lawrence](#); [Patti Johnson](#); [Candie Leader](#); [Gail Weyand](#); [Yakima Nation - Jessica](#); [Yakima Nation - J Marvin](#); ["johnson@yakama.com"](#); [Yakima Nation - Environmental Review](#); [SEPA Register](#); [SEPA Unit](#); [DOE - qcde](#); [DOE - lowh](#); ["migi461@ecy.wa.gov"](#); [WDFW - Scott Downes](#); [WDFW - Jennifer Nelson](#); [WDFW - Elizabeth Torrey](#); [WS DAHP](#); [James E Brooks Library - Jorgenja](#); [James E Brooks Library - Nelmsk](#); [Mike Flory](#); [Douglas Mitchell](#); [Jeremy Larson](#); [Steph Mifflin](#); [WA State Department of Health - Russell](#); ["becky.kennedy@dnr.wa.gov"](#); ["PRESTON, CINDY \(DNR\)"](#); ["rivers@dnr.wa.gov"](#); ["Allison Kimball \(brooksideconsulting@gmail.com\)"](#); ["\(tribune@nkctribune.com\)"](#); ["terry@nkctribune.com"](#); ["mqgallagher@kvnews.com"](#); ["legals@kvnews.com"](#); ["deborah.i.knaub@usace.army.mil"](#); ["hendrix@usbr.gov"](#); ["Michael.j.daniels3.civ@mail.mil"](#); ["mark.a.gradwohl.civ@mail.mil"](#); ["Kimberly.peacher@navy.mil"](#); ["KVFD 7 OFFICE"](#); ["robert@cityofcleelum.com"](#); ["kswanson@cityofcleelum.com"](#); [Lucy Temple](#); ["wargog@cersd.org"](#); ["montgomery@cersd.org"](#); ["Lynn.Harmon@PARKS.WA.GOV"](#); ["Jessica Lally"](#); ["Jon Shellenberger"](#); [Noah Oliver](#); ["corrine_camuso@yakama.com"](#); ["kate@yakama.com"](#); ["guy.moura@colvilletribes.com"](#); ["steve@snogualmtribe.us"](#); [WS DAHP](#); ["Aren Orsen \(HSY\)"](#); ["kdkistler@bpa.gov"](#); ["klarned@fs.fed.us"](#); ["prilucj@wsdot.wa.gov"](#); ["kaiserm@wsdot.wa.gov"](#); ["scplanning@wsdot.wa.gov"](#); [Wendy Darcy](#); ["john.ahlers@acslawyers.com"](#); [Joanne Schneider](#); ["haschen1@hotmail.com"](#); ["goldlarix@msn.com"](#); [Gretchen and Bill Chambers](#); [Maynard and Joy Rucker](#); [Boris Kovalerchuk](#); [Mike and Linda Geren](#); [Evelyn McDaniels](#); [Darlene Maurer](#); [Nancy Merhar](#); [Jim Pitts](#); [Maxine and Jim Pitts](#); [Kurt Lucke](#); ["guinnell.roy@gmail.com"](#); [Jody Scheer](#); [Stephen Scheer](#); [Robert Horwitz](#); ["marknhoward@ieee.org"](#); [Brian Crowley](#); [Dawn Crowley](#); [Brian Clark](#); [Elisabeth Banse](#); [Cheryl Taylor](#); ["Eric Moe"](#); [Cody Cook](#); ["inperk@gmail.com"](#); [Ronnie Morton](#); [Catherine Hammerberg](#); [Carrie and Chris Ovid](#); [Amy and Sam Pemble](#); ["jckmills24@comcast.net"](#); [Dan Drais](#); [Mike and Gigi Coe](#); [Jery McNaul](#); [Lori Seligmann](#); [James Carmody](#); ["Theresa Dougherty"](#); ["Patricia Galloway"](#)
Cc: ["Jennifer Andrews"](#); [Jeremy Johnston](#); [Rachael Stevie \(CD\)](#)
Subject: Notice of Application - CU-20-00005 Hidden Point
Date: Thursday, December 17, 2020 9:31:00 AM
Attachments: [CU-20-00005 Hidden Point Notice of Application Memo.pdf](#)
[CU-20-00005 Hidden Point SEPA Checklist.pdf](#)

Good morning,

Kittitas County CDS is requesting comment on the Conditional Use application CU-20-00005 Hidden Point.

The proposed project is for a "Guest Ranch or Guest Farm" providing overnight lodging, dining and recreational facilities in a rural setting. All application documents can be found at the links below. I have also attached the SEPA Checklist for recording. CDS is using the optional DNS process for this application. Please let me know if you have any issues accessing the materials. Please submit any comments for this application by 5pm on Monday, January 4, 2021. If CDS does not receive comments by this date, we will assume your agency has no interest in the application.

[CU-20-00005 Hidden Point Internal](#)

[CU-20-00005 Hidden Point External](#)

Thank you,

Kelly Bacon

Planner I

Kittitas County Community Development Services

411 N. Ruby Street, Ste 2

Ellensburg, WA 98926

Office: (509) 962-7539

kelly.bacon.cd@co.kittitas.wa.us

Please Note: In an effort to mitigate the spread of COVID-19 and the Governor's "Safe Start" reopening plan, Kittitas

County Community Development Services is currently in Phase 3 and is open to the public in a limited capacity. At this time many of us are on a rotating schedule working from home and in the office; during this time I will do my best to respond to you as promptly as possible.

Kelly Bacon (CD)

From: Megan Woodruff <mwoodruff@kvnews.com>
Sent: Monday, December 14, 2020 3:52 PM
To: Kelly Bacon (CD)
Subject: Re: Confirmation: Ad 2040000 for KC COMMUNITY DEVELOPMENT SERVICES / Re: (Publishing) Notice of Application CU-20-00005 Hidden Point

Thanks again Kelly!

Megan Woodruff

Advertising Assistant
Ellensburg Daily Record
Office: (509) 925-1414, ext. 570253
Direct Dial: (509) 204-8250
mwoodruff@kvnews.com / legals@kvnews.com
[MY OFFICE HOURS: MON-FRI: 8:00am-3:30pm]

From: Kelly Bacon (CD) <kelly.bacon.cd@co.kittitas.wa.us>
Sent: Monday, December 14, 2020 3:48 PM
To: Megan Woodruff <mwoodruff@kvnews.com>
Subject: RE: Confirmation: Ad 2040000 for KC COMMUNITY DEVELOPMENT SERVICES / Re: (Publishing) Notice of Application CU-20-00005 Hidden Point

!!! CAUTION !!! This email originated from outside the organization. **Do not click links or open attachments unless you recognize the sender and know the content is safe.**

Hi Megan,

The legal proof looks great.

Thank you,

Kelly Bacon

Planner I
Kittitas County Community Development Services
411 N. Ruby Street, Ste 2
Ellensburg, WA 98926
Office: (509) 962-7539
Kelly.bacon.cd@co.kittitas.wa.us

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From: Megan Woodruff <mwoodruff@kvnews.com>
Sent: Monday, December 14, 2020 3:46 PM
To: Kelly Bacon (CD) <kelly.bacon.cd@co.kittitas.wa.us>
Subject: Confirmation: Ad 2040000 for KC COMMUNITY DEVELOPMENT SERVICES / Re: (Publishing) Notice of Application CU-20-00005 Hidden Point

Good afternoon Kelly,

Please see attached for your legal proof scheduled to run on December 17.

Please reply back with a final approval/changes by our 11:00am deadline on December 16.

Thanks so much and have a nice week ahead!

Megan Woodruff

Advertising Assistant
Ellensburg Daily Record
Office: (509) 925-1414, ext. 570253
Direct Dial: (509) 204-8250
mwoodruff@kvnews.com / legals@kvnews.com
[MY OFFICE HOURS: MON-FRI: 8:00am-3:30pm]

From: Kelly Bacon (CD) <kelly.bacon.cd@co.kittitas.wa.us>
Sent: Monday, December 14, 2020 3:37 PM
To: KVNews Legals <legals@kvnews.com>; Megan Woodruff <mwoodruff@kvnews.com>; '(tribune@nkctribune.com)' <tribune@nkctribune.com>
Subject: (Publishing) Notice of Application CU-20-00005 Hidden Point

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Good afternoon,

Please publish the attached as requested.

Thank you,

Kelly Bacon

Planner I
Kittitas County Community Development Services
411 N. Ruby Street, Ste 2
Ellensburg, WA 98926
Office: (509) 962-7539
Kelly.bacon.cd@co.kittitas.wa.us

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message id: 38eb45916c6dcbdac24bb8719d004a14

Kelly Bacon (CD)

From: Terry Hamberg <tribune@nkctribune.com>
Sent: Monday, December 14, 2020 4:33 PM
To: Kelly Bacon (CD)
Subject: Re: (Publishing) Notice of Application CU-20-00005 Hidden Point

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 Dec 14, 2020, at 3:37 PM, Kelly Bacon (CD) <kelly.bacon.cd@co.kittitas.wa.us> wrote:

Good afternoon,

Please publish the attached as requested.

Thank you,

Kelly Bacon

Planner I

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Ellensburg, WA 98926

Office: (509) 962-7539

Kelly.bacon.cd@co.kittitas.wa.us

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message id: 38eb45916c6dcbdac24bb8719d004a14

<CU-20-00005 Hidden Point NOA Legal.pdf><CU-20-00005 Hidden Point NOA Legal.doc>

From: [Kelly Bacon \(CD\)](#)
To: ["jdmls24@comcast.net"](mailto:jdmls24@comcast.net)
Subject: FW: Notice of Application - CU-20-00005 Hidden Point
Date: Thursday, December 17, 2020 4:36:36 PM
Attachments: [CU-20-00005 Hidden Point Notice of Application Memo.pdf](#)
[CU-20-00005 Hidden Point SEPA Checklist.pdf](#)

Good afternoon,

It appears our original email for you was incorrect. I believe I have found the correct one and hope this email reaches you.

Below please find the original NOA email sent out this morning in regards to the Hidden Point Conditional Use application, also attached are the Notice of Application along with the SEPA Checklist for the project.

Thank you,

Kelly Bacon

Planner I

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kelly.bacon.cd@co.kittitas.wa.us

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From: Kelly Bacon (CD)

Sent: Thursday, December 17, 2020 9:31 AM

To: Pat Nicholson <pat.nicholson@co.kittitas.wa.us>; Ryan McAllister <ryan.mcallister@co.kittitas.wa.us>; Kim Dawson <kim.dawson@co.kittitas.wa.us>; 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 Johnson <patti.johnson@co.kittitas.wa.us>; Candie Leader <candie.leader@co.kittitas.wa.us>; Gail Weyand <gail.weyand.pw@co.kittitas.wa.us>; Yakima Nation - Jessica <jessica@yakama.com>; Yakima Nation - J Marvin <jmarvin@yakama.com>; 'johnson@yakama.com' <johnson@yakama.com>; Yakama Nation - Environmental Review <enviroreview@yakama.com>; SEPA Register <separegister@ecy.wa.gov>; SEPA Unit <sepaunit@ecy.wa.gov>; DOE - gcle <gcle461@ecy.wa.gov>; DOE - lowh <lowh461@ecy.wa.gov>; 'migi461@ecy.wa.gov' <migi461@ecy.wa.gov>; WDFW - Scott Downes <scott.downes@dfw.wa.gov>; WDFW - Jennifer Nelson <jennifer.nelson@dfw.wa.gov>; WDFW -

Elizabeth Torrey <elizabeth.torrey@dfw.wa.gov>; WS DAHP <sepa@dahp.wa.gov>; James E Brooks Library - Jorgenja <jorgenja@cwu.edu>; James E Brooks Library - Nelmsk <nelmsk@cwu.edu>; Mike Flory <mike.flory@co.kittitas.wa.us>; Douglas Mitchell <douglas.mitchell@co.kittitas.wa.us>; Jeremy Larson <jeremy.larson@co.kittitas.wa.us>; Steph Mifflin <stephanie.mifflin@co.kittitas.wa.us>; WA State Department of Health - Russell <russell.mau@doh.wa.gov>; 'becky.kennedy@dnr.wa.gov' <becky.kennedy@dnr.wa.gov>; 'PRESTON, CINDY (DNR)' <CINDY.PRESTON@dnr.wa.gov>; 'rivers@dnr.wa.gov' <rivers@dnr.wa.gov>; 'Allison Kimball (brooksideconsulting@gmail.com)' <brooksideconsulting@gmail.com>; '(tribune@nkctribune.com)' <tribune@nkctribune.com>; 'terry@nkctribune.com' <terry@nkctribune.com>; 'mgallagher@kvnews.com' <mgallagher@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>; 'Michael.j.daniels3.civ@mail.mil' <Michael.j.daniels3.civ@mail.mil>; 'mark.a.gradwohl.civ@mail.mil' <mark.a.gradwohl.civ@mail.mil>; 'Kimberly.peacher@navy.mil' <Kimberly.peacher@navy.mil>; 'KVFD 7 OFFICE' <Office@kcf7.com>; 'robert@cityofcleelum.com' <robert@cityofcleelum.com>; 'kswanson@cityofcleelum.com' <kswanson@cityofcleelum.com>; Lucy Temple <lucy@cityofcleelum.com>; wargog@cersd.org; 'montgomeryr@cersd.org' <montgomeryr@cersd.org>; 'Lynn.Harmon@PARKS.WA.GOV' <Lynn.Harmon@PARKS.WA.GOV>; 'Jessica Lally' <Jessica_Lally@Yakama.com>; 'Jon Shellenberger' <Jon_Shellenberger@Yakama.com>; Noah Oliver <Noah_Oliver@yakama.com>; 'corrine_camuso@yakama.com' <corrine_camuso@yakama.com>; 'kate@yakama.com' <kate@yakama.com>; 'guy.moura@colvilletribes.com' <guy.moura@colvilletribes.com>; 'steve@snoqualmietribe.us' <steve@snoqualmietribe.us>; WS DAHP <sepa@dahp.wa.gov>; 'Aren Orsen (HSY)' <Aren.Orsen.HSY@colvilletribes.com>; 'kdkistler@bpa.gov' <kdkistler@bpa.gov>; 'klarned@fs.fed.us' <klarned@fs.fed.us>; 'prilucj@wsdot.wa.gov' <prilucj@wsdot.wa.gov>; 'kaiserm@wsdot.wa.gov' <kaiserm@wsdot.wa.gov>; 'scplanning@wsdot.wa.gov' <scplanning@wsdot.wa.gov>; Wendy Darcy <wgdarcy@yahoo.com>; 'john.ahlers@acslawyers.com' <john.ahlers@acslawyers.com>; Joanne Schmeider <mountainmeadowranch@fairpoint.net>; 'haschen1@hotmail.com' <haschen1@hotmail.com>; 'goldlarix@msn.com' <goldlarix@msn.com>; Gretchen and Bill Chambers <gretchbill@msn.com>; Maynard and Joy Rucker <ruckm2j@gmail.com>; Boris Kovalerchuk <borisk@fairpoint.net>; Mike and Linda Geren <highviewfarm@gmail.com>; Evelyn McDaniels <blackironranch@outlook.com>; Darlene Maurer <dargirl13@gmail.com>; Nancy Merhar <nancymerhar@hotmail.com>; Jim Pitts <jimr.pitts@gmail.com>; Maxine and Jim Pitts <maxw.pitts@gmail.com>; Kurt Lucke <k.c.Lucke@fairpoint.net>; 'guinnell.roy@gmail.com' <guinnell.roy@gmail.com>; Jody Scheer <jodeannekay@gmail.com>; Stephen Scheer <sc17@aol.com>; Robert Horwitz <robth@redcomm.com>; 'marknhoward@ieee.org' <marknhoward@ieee.org>; Brian Crowley <brian@crowley.net>; Dawn Crowley <dawn@crowley.net>; Brian Clark <clarkbanse@gmail.com>; Elisabeth Banse <lizbanse@yahoo.com>; Cheryl Taylor <claymker@aol.com>; 'Eric Moe' <eric@jemcontractors.com>; Cody Cook <cookcod@hotmail.com>; 'inperk@gmail.com' <inperk@gmail.com>; Ronnie Morton <ronniemortonii@yahoo.com>; Catherine Hammerberg <hammerberg@yahoo.com>; Carrie and Chris Ovid <covrid529@gmail.com>; Amy and Sam Pemble <amypemble@outlook.com>; 'jckmills24@comcast.net' <jckmills24@comcast.net>; Dan Drais <dandrais@comcast.net>; Mike and Gigi Coe <gigi@whistlepunk.net>; Jerry McNaul <jmcnaul@mcnaul.com>; Lori Seligmann <lranhgirl227@aol.com>; James Carmody <carmody@mftlaw.com>; 'Theresa Dougherty'

From: [Kelly Bacon \(CD\)](#)
To: ["Doug Tourville"](#); [Lori Seligmann](#)
Subject: FW: Notice of Application - CU-20-00005 Hidden Point
Date: Thursday, December 17, 2020 4:33:13 PM
Attachments: [CU-20-00005 Hidden Point Notice of Application Memo.pdf](#)
[CU-20-00005 Hidden Point SEPA Checklist.pdf](#)

Good afternoon,

Thank you for updating your contact information for correspondence regarding the Hidden Point Condition Use application. Please see the original NOA email below, along with the attached notice of application and SEPA Checklist.

Thank you,

Kelly Bacon

Planner I

Kittitas County Community Development Services

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To: Pat Nicholson <pat.nicholson@co.kittitas.wa.us>; Ryan McAllister <ryan.mcallister@co.kittitas.wa.us>; Kim Dawson <kim.dawson@co.kittitas.wa.us>; 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 Johnson <patti.johnson@co.kittitas.wa.us>; Candie Leader <candie.leader@co.kittitas.wa.us>; Gail Weyand <gail.veyand.pw@co.kittitas.wa.us>; Yakima Nation - Jessica <jessica@yakama.com>; Yakima Nation - J Marvin <jmarvin@yakama.com>; 'johnson@yakama.com' <johnson@yakama.com>; Yakama Nation - Environmental Review <enviroreview@yakama.com>; SEPA Register <separegister@ecy.wa.gov>; SEPA Unit <sepaunit@ecy.wa.gov>; DOE - gcle <gcle461@ecy.wa.gov>; DOE - lowh <lowh461@ecy.wa.gov>; 'migi461@ecy.wa.gov' <migi461@ecy.wa.gov>; WDFW - Scott Downes <scott.downes@dfw.wa.gov>; WDFW - Jennifer Nelson <jennifer.nelson@dfw.wa.gov>; WDFW - Elizabeth Torrey <elizabeth.torrey@dfw.wa.gov>; WS DAHP <sepa@dahp.wa.gov>; James E Brooks Library - Jorgenja <jorgenja@cwu.edu>; James E Brooks Library - Nelmsk <nelmsk@cwu.edu>; Mike Flory <mike.flory@co.kittitas.wa.us>; Douglas Mitchell <douglas.mitchell@co.kittitas.wa.us>; Jeremy

<theresa.k.dougherty@gmail.com>; 'Patricia Galloway' <p.galloway@pegasus-global.com>
Cc: 'Jennifer Andrews' <jen@andrewsandrews.com>; Jeremy Johnston
<jeremy.johnston@co.kittitas.wa.us>; Rachael Stevie (CD) <rachael.stevie.cd@co.kittitas.wa.us>
Subject: Notice of Application - CU-20-00005 Hidden Point

Good morning,

Kittitas County CDS is requesting comment on the Conditional Use application CU-20-00005 Hidden Point.

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Kelly Bacon

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Kelly.bacon.cd@co.kittitas.wa.us

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Larson <jeremy.larson@co.kittitas.wa.us>; Steph Mifflin <stephanie.mifflin@co.kittitas.wa.us>; WA State Department of Health - Russell <russell.mau@doh.wa.gov>; 'becky.kennedy@dnr.wa.gov' <becky.kennedy@dnr.wa.gov>; 'PRESTON, CINDY (DNR)' <CINDY.PRESTON@dnr.wa.gov>; 'rivers@dnr.wa.gov' <rivers@dnr.wa.gov>; 'Allison Kimball (brooksideconsulting@gmail.com)' <brooksideconsulting@gmail.com>; '(tribune@nkctribune.com)' <tribune@nkctribune.com>; 'terry@nkctribune.com' <terry@nkctribune.com>; 'mgallagher@kvnews.com' <mgallagher@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>; 'Michael.j.daniels3.civ@mail.mil' <Michael.j.daniels3.civ@mail.mil>; 'mark.a.gradwohl.civ@mail.mil' <mark.a.gradwohl.civ@mail.mil>; 'Kimberly.peacher@navy.mil' <Kimberly.peacher@navy.mil>; 'KVFD 7 OFFICE' <Office@kcf7.com>; 'robert@cityofcleelum.com' <robert@cityofcleelum.com>; 'kswanson@cityofcleelum.com' <kswanson@cityofcleelum.com>; Lucy Temple <lucy@cityofcleelum.com>; wargog@cersd.org; 'montgomeryr@cersd.org' <montgomeryr@cersd.org>; 'Lynn.Harmon@PARKS.WA.GOV' <Lynn.Harmon@PARKS.WA.GOV>; 'Jessica Lally' <Jessica_Lally@Yakama.com>; 'Jon Shellenberger' <Jon_Shellenberger@Yakama.com>; Noah Oliver <Noah_Oliver@yakama.com>; 'corrine_camuso@yakama.com' <corrine_camuso@yakama.com>; 'kate@yakama.com' <kate@yakama.com>; 'guy.moura@colvilletribes.com' <guy.moura@colvilletribes.com>; 'steve@snoqualmietribe.us' <steve@snoqualmietribe.us>; WS DAHP <sepa@dahp.wa.gov>; 'Aren Orsen (HSY)' <Aren.Orsen.HSY@colvilletribes.com>; 'kdkistler@bpa.gov' <kdkistler@bpa.gov>; 'klarned@fs.fed.us' <klarned@fs.fed.us>; 'prilucj@wsdot.wa.gov' <prilucj@wsdot.wa.gov>; 'kaiserm@wsdot.wa.gov' <kaiserm@wsdot.wa.gov>; 'scplanning@wsdot.wa.gov' <scplanning@wsdot.wa.gov>; Wendy Darcy <wgdarcy@yahoo.com>; 'john.ahlers@acslawyers.com' <john.ahlers@acslawyers.com>; Joanne Schmeider <mountainmeadowranch@fairpoint.net>; 'haschen1@hotmail.com' <haschen1@hotmail.com>; 'goldlarix@msn.com' <goldlarix@msn.com>; Gretchen and Bill Chambers <gretchbill@msn.com>; Maynard and Joy Rucker <ruckm2j@gmail.com>; Boris Kovalerchuk <borisk@fairpoint.net>; Mike and Linda Geren <highviewfarm@gmail.com>; Evelyn McDaniels <blackironranch@outlook.com>; Darlene Maurer <dargirl13@gmail.com>; Nancy Merhar <nancymerhar@hotmail.com>; Jim Pitts <jimr.pitts@gmail.com>; Maxine and Jim Pitts <maxw.pitts@gmail.com>; Kurt Lucke <k.c.Lucke@fairpoint.net>; 'guinnell.roy@gmail.com' <guinnell.roy@gmail.com>; Jody Scheer <jodeannekay@gmail.com>; Stephen Scheer <sc17@aol.com>; Robert Horwitz <robth@redcomm.com>; 'marknhoward@ieee.org' <marknhoward@ieee.org>; Brian Crowley <brian@crowley.net>; Dawn Crowley <dawn@crowley.net>; Brian Clark <clarkbanse@gmail.com>; Elisabeth Banse <lizbanse@yahoo.com>; Cheryl Taylor <claymker@aol.com>; 'Eric Moe' <eric@jemcontractors.com>; Cody Cook <cookcod@hotmail.com>; 'inperk@gmail.com' <inperk@gmail.com>; Ronnie Morton <ronniemortonii@yahoo.com>; Catherine Hammerberg <hammerberg@yahoo.com>; Carrie and Chris Ovid <covrid529@gmail.com>; Amy and Sam Pemble <amypemble@outlook.com>; 'jckmills24@comcast.net' <jckmills24@comcast.net>; Dan Drais <dandrais@comcast.net>; Mike and Gigi Coe <gigi@whistlepunk.net>; Jerry McNaul <jmcaul@mcnaul.com>; Lori Seligmann <lranhgirl227@aol.com>; James Carmody <carmody@mftlaw.com>; 'Theresa Dougherty' <theresa.k.dougherty@gmail.com>; 'Patricia Galloway' <p.galloway@pegasus-global.com>
Cc: 'Jennifer Andrews' <jen@andrewsandrews.com>; Jeremy Johnston <jeremy.johnston@co.kittitas.wa.us>; Rachael Stevie (CD) <rachael.stevie.cd@co.kittitas.wa.us>

Subject: Notice of Application - CU-20-00005 Hidden Point

Good morning,

Kittitas County CDS is requesting comment on the Conditional Use application CU-20-00005 Hidden Point.

The proposed project is for a "Guest Ranch or Guest Farm" providing overnight lodging, dining and recreational facilities in a rural setting. All application documents can be found at the links below. I have also attached the SEPA Checklist for recording. CDS is using the optional DNS process for this application. Please let me know if you have any issues accessing the materials. Please submit any comments for this application by 5pm on Monday, January 4, 2021. If CDS does not receive comments by this date, we will assume your agency has no interest in the application.

[CU-20-00005 Hidden Point Internal](#)

[CU-20-00005 Hidden Point External](#)

Thank you,

Kelly Bacon

Planner I

Kittitas County Community Development Services

411 N. Ruby Street, Ste 2

Ellensburg, WA 98926

Office: (509) 962-7539

Kelly.bacon.cd@co.kittitas.wa.us

Please Note: In an effort to mitigate the spread of COVID-19 and the Governor's "Safe Start" reopening plan, Kittitas County Community Development Services is currently in Phase 3 and is open to the public in a limited capacity. At this time many of us are on a rotating schedule working from home and in the office; during this time I will do my best to respond to you as promptly as possible.

Legals

Our office will be closed on **Friday, December 25th** and **Friday, January 1st** for the Christmas and New Years. Have a safe and fun-filled holiday!

Please observe the following dates for classified and legal advertising:

CLASSIFIEDS

For classified submissions, please contact: classified2@kvnews.com

LEGALS

For legal notice submissions, please contact: legals@kvnews.com

OBITUARIES

For obits or death notice submissions, please contact: obits@kvnews.com

Publication Date	Deadline
Please note there will be no paper publication on	
Friday, December 25	Sunday, December 27
Monday, December 28	Friday, January 1
Tuesday, January 2	Monday, January 4
Thursday, December 24	Wednesday, December 23 @ 11:00am
Saturday, December 26	Wednesday, December 23 @ 11:00am
Tuesday, December 22	Monday, December 28 @ 11:00am
Wednesday, December 30	Tuesday, December 29 @ 11:00am
Thursday, December 31	Wednesday, December 30 @ 11:00am
Saturday, January 3	Wednesday, December 30 @ 11:00am
Tuesday, January 5	Monday, January 4 @ 11:00am

ADVERTISE IN MORE PAGES THAN EVER

DAILY RECORD

ADVERTISEMENT FOR BID

Sealed proposals will be received for the following project:

Palouse to Cascades State Park Trail
- Rosalia Bridge Repairs -

PROJECT DESCRIPTION:	This project includes the removal of loose and delaminated concrete on all concrete elements below Span 5 and the installation of a debris containment system on the Rosalia bridge over Rosalia Hwy along the Palouse to Cascades State Park Trail.
PROJECT LOCATION:	The project is located at the crossing of the Rosalia bridge over Rosalia Road along the Palouse to Cascades State Park Trail. Physical address (not to be used for mailing or shipping) near the east end of the bridge is 2951 Rosalia Rd, Rosalia, WA 99170.
ESTIMATED BID RANGE:	\$60,000 - \$70,000
BID OPENING TIME:	2:00PM, Thursday, January 21, 2021
PRESID WALKTHROUGH:	11:00 a.m., Wednesday, January 6, 2021, Intersection of Malden Road and the Palouse to Cascades State Park Trail (AKA John Wayne Trail).

PLANS, SPECIFICATIONS, ADDENDA, AND PLAN HOLDERS LIST are available on-line through Builders Exchange of Washington, Inc. at <http://www.bew.org>. Click on "now on line", "Posted Projects", "Public Works", "Washington State Parks & Recreation", and "01/21/2021". (Note: Bidders are encouraged to "Register as a Bidder", in order to receive automatic email notification of future addenda and to be placed on the "Bidders List". This service is provided free of charge to Prime Bidders, Subcontractors, & Vendors bidding this project.)

PLANS MAY ALSO BE VIEWED THROUGH: Builders Exchange, Everett, WA; Associated Builders And Contractors, Spokane WA; Tri City Contractors Council, Kennewick WA; Daily Journal of Commerce, Seattle WA; Inland Northwest AGC Plan Center, Spokane, WA; Abandon Reprographics, Spokane, WA; Graw Hill Plan Center, Spokane, WA; CR: Ridgeline Graphics, Wenatchee, WA; Spokane Regional Plan Center, Spokane, WA; Walla Walla Valley Plan Center, Yakima, WA; The Blue Book Building and Construction Network, Jefferson Valley, NY.

Technical questions regarding this project must be directed to Brian Patnode, Project Representative at telephone: (509) 656-4333, email: Brian.Patnode@parks.wa.gov, 270 5th Street Northeast, Suite 200, East Wenatchee, WA 98902.

Bidder Responsibility will be evaluated for this project. In determining bidder responsibility, the Owner shall consider an overall accounting of the criteria set forth in Division 01 - Instructions To Bidders. Please direct questions regarding this subject to the office of the Engineer.

Voluntary numerical MWBE goals of 10% MBE and 6% WBE have been established for this project. Achievement of these goals is encouraged. Bidders may contact the Office of Minority and Women's Business Enterprises to obtain information on certified firms.

Washington State Parks reserves the right to accept or reject any or all proposals and to waive formalities.

Sincerely,

Manuel Iglesias, Contracts Specialist
Contracts, Grants & Procurement Services

PUBLISH: Daily Record; December 17 & 19, 2020

STATE OF WASHINGTON
Grazing Lease No. 16-101594
Nine-Year Six-Month Lease Term

The Department of Natural Resources (DNR) offers for lease at Sealed Bid Public Auction a tract of land containing 440 acres, more or less, described as all of the East Half, and those portions of the Northwest quarter of Section 38 lying northwesterly of Naches Wenas Road, Section 36, Township 15 North, Range 17 East, W.M., Yakima County, Washington, containing approximately 439 grazing acres. Annual Rent will be \$1,365.29. Lease covenants may be examined at the Yakima County Courthouse in Yakima, DNR's Southeast Region Office located at 713 Bowers Rd, Ellensburg, WA 99226, or the office of the Commissioner of Public Lands, Olympia, WA.

Sealed Bid Auction will be held at the DNR's Southeast Region office on January 19, 2021 at 2:00 p.m. Bids must be received by US Mail before auction date due to DNR office closure. For a bidder packet or more information, contact Rochelle Wickwire at 509-859-7915.

HILARY S. FRANZ, Commissioner of Public Lands

PUBLISH: Daily Record; December 17, 2020

NOTICE OF APPLICATION

Project Name (File Number): Cruth Self Storage (CU-20-00004)

Applicant: Two C's Investment, LLC (Owner)

Location: Parcel 611634 located at 2451 East Railroad St. Easton, WA. In the NW1/4 of Section 13, Township 20, Range 13.

Proposal: The proposed project would establish a mini-warehouse, self-storage facility in General Commercial Zoning within a Type 1 LAMIRD. The proposed use is permitted in this zone with a Conditional Use Permit. The proposal includes 254 storage units, to be built in phases as demand and funding allows.

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, 99226, or on the CDS website at <https://www.co.kittitas.wa.us/cds/land-use/default.aspx> under "Conditional Use Permits" under permit number "CU-20-00004 Cruth." Phone: (509) 862-7500

Written Comments on this proposal can be submitted to CDS any time prior to 5:00 p.m. on Monday, January 4, 2021. 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. 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, SEPA

Required Studies: None

Designated Permit Coordinator (staff contact): Rachel Stevie, Staff Planner: (509) 862-7637; email at rachelstevie.co@co.kittitas.wa.us

Notice of Application: Thursday, December 17, 2020
Application Received: Tuesday, November 17, 2020
Application Complete: Thursday, December 10, 2020
Publication Date: Thursday, December 17, 2020

PUBLISH: Daily Record; Thursday, December 17, 2020
PUBLISH: NKC Tribune; Thursday, December 17, 2020

NOTICE OF APPLICATION

Project Name (File Number): Hidden Point (CU-20-00005)

Applicant: Hidden Point LLC (Owners)

Location: Parcels 667634, 767634, and 877634 located at approximate mile post 1.15 of Ermenck Road, Cle Elum, WA. In the SW1/4 of Section 05, Township 19N, Range 17E.

Proposal: The proposed project is for a "Guest Ranch or Guest Farm" providing overnight lodging, dining and recreational facilities in a rural setting. The project would include 4 bunkhouses with potential future phases adding up to 20 bunkhouses (for a total of 24 maximum), a pool, and a kitchen spread across 3 parcels (34 acres).

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, 99226, or on the CDS website at <https://www.co.kittitas.wa.us/cds/land-use/default.aspx> under "Conditional Use Permits" under permit number "CU-20-00005 Hidden Point." Phone: (509) 862 7500

Written Comments on this proposal can be submitted to CDS any time prior to 5:00 p.m. on Monday, January 4, 2021. 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. A copy of the threshold determination may be obtained from the County once issued.

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, SEPA

Required Studies: None

Designated Permit Coordinator (staff contact): Kelly Bacon, Staff Planner: (509) 962-7539; email at kelly.bacon.co@co.kittitas.wa.us

Notice of Application: Thursday, December 17, 2020
Application Received: Friday, November 20, 2020
Application Complete: Tuesday, December 8, 2020
Publication Date: Tuesday, September 15, 2020

Publish Daily Record: Thursday, December 17, 2020
Publish NKC Tribune: Thursday, December 17, 2020

Old School meets New School



Weg, Whoehouse propel CWU volleyball over Northwest Nazarene. It might be technician Madison Weg and sophomore Sabrina Wiehhauser's first and second years in Central Washington University's volleyball program, but on Monday night against Northwest Nazarene University, it did not seem like it.

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AFFIDAVIT OF PUBLICATION

STATE OF WASHINGTON)
) SS
COUNTY OF KITTITAS)

TERRY L. HAMBERG, being duly sworn on oath, deposes and says that she is the publisher of the *NORTHERN KITTITAS COUNTY TRIBUNE*, a weekly newspaper. That said newspaper is a legal newspaper and has been approved as a legal newspaper by order of the Superior Court in the county in which it is published and it is now and has been for more than six months prior to the date of the publications hereinafter referred to, published in the English language continually as a weekly newspaper in Cle Elum, Kittitas County, Washington, and is now and during all of said time was published in an office maintained at the aforesaid place of publication of said newspaper. That the annexed is a true copy of

Notice of Application
Hidden Point
(CU-20-00005)

as it was published in regular issues (and not in supplement form) of said newspaper once a

week for a period of 1 subsequent weeks,

commencing on the 17th day of December, 2020 and ending on the _____ day of _____, 2020,

both dates inclusive, and that such newspaper was regularly distributed to its subscribers during all of said period. That the full amount of the fee charged for the foregoing publication is the

sum of \$ 144.40, which amount has been paid in full.

Terry L. Hamberg
Terry L. Hamberg

Subscribed and sworn to before me this 21st day of December, 2020.
Jana E. Stoner
JANA E. STONER

Notary Public in and for the State of Washington, residing at Cle Elum, County of Kittitas. Expires 07/01/2022.



KITTITAS COUNTY NOTICE OF APPLICATION

Project Name (File Number): Hidden Point (CU-20-00005)

Applicant: Hidden Point LLC (Owners)

Location: Parcels 867634, 797634, and 877634 located at approximate mile post 1.15 of Emerick Road, Cle Elum, WA. In the SW1/4 of Section 05, Township 19N, Range 17E.

Proposal: The proposed project is for a "Guest Ranch or Guest Farm" providing overnight lodging, dining and recreational facilities in a rural setting. The project would include 4 bunkhouses with potential future phases adding up to 20 bunkhouses (for a total of 24 maximum), a pool, and a kitchen spread across 3 parcels (34 acres).

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 "Conditional Use Permits" under permit number "CU-20-00005 Hidden Point," Phone: (509) 962-7506

Written Comments on this proposal can be submitted to CDS any time prior to 5:00 p.m. on Monday, January 4, 2021. 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. A copy of the threshold determination may be obtained from the County once issued.

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, SEPA

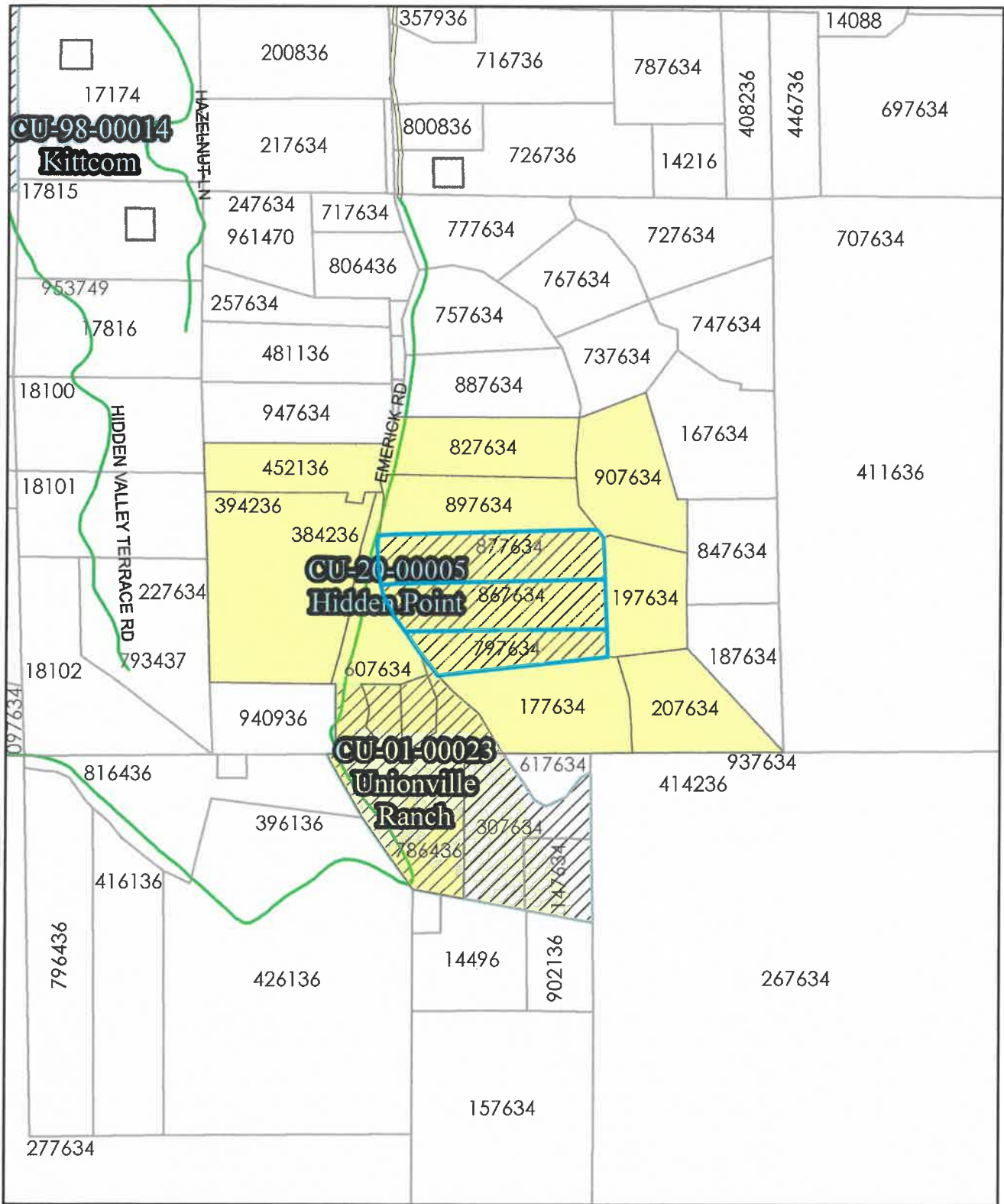
Required Studies: None

Designated Permit Coordinator (staff contact): Kelly Bacon, Staff Planner: (509) 962-7539; email at kelly.bacon.cd@co.kittitas.wa.us

Notice of Application: Thursday, December 17, 2020
Application Received: Friday, November 20, 2020
Application Complete: Tuesday, December 8, 2020
Publication Date: Tuesday, September 15, 2020

Publish Daily Record: Thursday, December 17, 2020
Publish NKC Tribune: Thursday, December 17, 2020

(Published in the N.K.C. TRIBUNE, Dec. 17, 2020.)



**CU-20-00005
Hidden Point**

**500 ft buffer
Mailing Labels**



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