



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: Sweetwater Ranch Conditional Use Permit (CU-21-00002)

NOTIFICATION OF: Notice of Application

NOTIFICATION MAIL DATE: March 9, 2021

I certify that the following documentation:

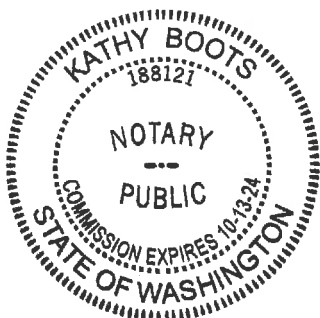
- Notice of Application: Sweetwater Ranch Conditional Use Permit

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 9th day of March, 2021



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

My appointment expires: 10-13-2024

NOTICE OF APPLICATION

Project Name (File Number): Sweetwater Ranch (CU-21-00002)

Applicant: Sweetwater Ranch Enterprises, LLC (Owners)

Location: 2 parcels #205736 and #558434, in a portion of Section 29, T19, R19, WM in Kittitas County, bearing Assessor's map numbers 19-19-29000-0023 and 19-19-29000-0022.

Proposal: Sweetwater Ranch Enterprises, LLC, landowner is proposing an event center that will hold events including but not limited to weddings, barbecues, graduation parties, full season recreational activities, and other similar styled events ranging in size from 250 to 275 people, on approximately 68.80 acres. The subject property is zoned Agricultural-20.

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-21-00002 Sweetwater Ranch," Phone: (509) 962-7506

Written Comments on this proposal can be submitted to CDS any time prior to 5:00 p.m. on Wednesday, March 24, 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.

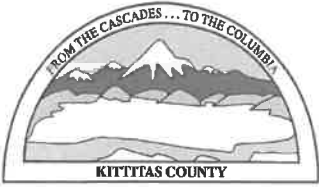
Required Permits: Conditional Use Permit, SEPA

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:	Tuesday, March 9, 2021
Application Received:	Friday, February 19, 2021
Application Complete:	Monday, February 22, 2021
Publication Date:	Tuesday, March 9, 2021

Publish Daily Record:	Tuesday, March 9, 2021
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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: Tuesday, March 9, 2021
Application Received: Tuesday, February 19, 2021
Application Complete: Monday, February 22, 2021

Project Name File Number: Sweetwater Ranch (CU-21-00002)
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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

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Kittitas County Sheriff's Dept.
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Kittitas Valley Fire & Rescue
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Ellensburg, WA 98926

Projects in Shoreline Jurisdiction – YN
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SCPlanning@wsdot.wa.gov

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c/o DALE SWEDBERG
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DUNNING, LORNE T JR ETUX
C/O TERESA DUNNING BUCHANAN
731 S PRAIRIE GRASS DR
BOISE, ID 83716-9518

ARNOLD, PAUL & SHELLY
1571 CHARLTON RD
ELLENSBURG, WA 98926-7850

BEEDLE, NOLAN J & BRANDI N
1241 CHARLTON RD
ELLENSBURG, WA 98926-7381

ARONICA, ALLEN
12381 NANEUM RD
ELLENSBURG, WA 98926-7380

KRIEBEL, JOHN COLE & HANA KRISTINE
1161 CHARLTON RD
ELLENSBURG, WA 98926-7382

From: [Kelly Bacon \(CD\)](#)
To: [Megan Woodruff \(mwoodruff@kvnews.com\)](mailto:mwoodruff@kvnews.com); ["legals@kvnews.com"](mailto:legals@kvnews.com)
Subject: (Publishing) Notice of Application - CU-21-00002 Sweetwater Ranch
Date: Thursday, March 4, 2021 4:16:39 PM
Attachments: [CU-20-00002 Sweetwater Ranch NOA Legal.pdf](#)
[CU-21-00002 Sweetwater Ranch NOA Legal.doc](#)

Good afternoon Megan,

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

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.

TO PLACE AN AD CALL 509-925-1414

Classifieds & Legals

VISIT US ONLINE AT DAILYRECORDNEWS.COM



ADOPTION: California couple promises newborn loving home, secure future. Devoted Grandparents, educational opportunities. Generous living expenses paid. Shawn & Steven 1-213-787-250 or attorney 1-310-663-9497

ATTENTION: If you or a loved one worked around the pesticide Roundup (glyphosate) for at least two years & have been diagnosed with non-Hodgkin's lymphoma, you may be entitled to compensation. To learn more, call now: 866-721-1212

DO YOU OWE OVER \$10,000 to the IRS in back taxes? Our firm works to reduce the tax bill or zero it out completely FAST! Let us help! Call 855-954-1405 (Hours, Mon-Fri 7am-5pm PST).

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PERSONALS
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Help Wanted
Maintenance Repairer Technician Wanted

The Housing Authority of Kittitas County is looking for a full-time Maintenance Repairer/Technician. Must have experience in motor electrical, plumbing, carpentry and trades related to general building maintenance. Position requires a valid Washington State Drivers License, cell phone, physical capacity test, drug screening test, and a 10 year background check performed. Applications can be picked up at the Housing Authority of Kittitas County office at 107 W 11th Avenue, Ellensburg, WA 98926. Contact the office at (509) 962-9006 or housing@hakatitas.org if you would like to receive the application via email. Please return resume with the completed application to the drop box located at the Housing Authority of Kittitas County office at 107 W 11th Avenue, Ellensburg, WA 98926 or via email to housing@hakatitas.org. Position open until filled. EOE.



Help Wanted
Sales/Customer Service Arnold's Ranch and Home

Full time/part time sales position available. Apply in person at 615 S Main St, Ellensburg, Kittitas County

The Housing Authority of Kittitas County

is looking for a full-time Maintenance Supervisor. Must have 3 years' experience in general maintenance, including at least 1-year multi-family, district or institutional service request experience. Requires knowledge of the principles, practices, materials and methods of building operation, maintenance and custodial care, including considerable knowledge of building codes, OSHA safety requirements, state and federal environmental protection requirements. Position requires a valid Washington State Drivers License, cell phone, physical capacity test, drug screening test, and a 10-year background check performed.

Applications can be picked up at the Housing Authority of Kittitas County office at 107 W 11th Avenue, Ellensburg, WA 98926. Contact the office at (509) 962-9006 or housing@hakatitas.org if you would like to receive the application via email. Please return resume with the completed application to the drop box located at the Housing Authority of Kittitas County office at 107 W 11th Avenue, Ellensburg, WA 98926 or via email to housing@hakatitas.org. Position open until filled. EOE.

Miscellaneous
ELIMINATE GUTTER CLEANING FOREVER! LeafFilter, the most advanced debris-blocking gutter protection. Schedule a FREE LeafFilter estimate today. 15% off Entire Purchase. 10% Senior & Military Discounts. Call 1-888-363-1662

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Legals

Public Notice
Kittitas County, Ellensburg WA

The Board of Kittitas County Commissioners will meet at 2pm on March 16, 2021 via Web Ex to consider the Suncadia Ph 2 Div 1 Nelson Creek 36 detached residential lot plot with Community Open Space, access and service tracks on approximately 25.9 acres of land that is zoned Master Planned Resort. The proposed lots range in size from 14,000 to 74,400 square feet. The property is located off of Swiftwater Drive, Cle Elum, WA 98922 in SEC. 18 and 19, TWP. 20, RGE. 15 and SEC. 18, TWP 20, RGE 15; Parcel Number 960514 and 960534, Assessor's Map numbers 20-15-18055-0050 and 20-15-18053-0070.

More information is online at <http://www.co.kittitas.wa.us/notices/>

Julie Korman
Clerk of the Board

PUBLISH: Daily Record, March 2 & 9, 2021
PUBLISH: North Kittitas County Tribune, March 4, 2021

General Contractor

Owner: Kittitas School District No.403
Bid Walk: Mandatory pre-bid site walk will be held on Wednesday, March 17, 2021 at 1:30pm at the Kittitas Elementary School Intermediate Building, 500 Pierce Street, Kittitas, WA 98934
Bids Due: 2:00pm, Wednesday, April 7, 2021
Estimated Cost: ~\$9 Million

Bid Docs: Bidders may obtain the project documents from <https://www.integrusplanroom.com/jobs/public>, beginning March 9th, 2021. Bidders may download digital files at no cost and printed documents are available by choosing the "Order" option.

PUBLISH: Daily Record: March 9 & 16, 2021



Public Notice
Kittitas County, Ellensburg WA

The Board of Kittitas County Commissioners will meet at 2pm on March 16, 2021 via Web Ex to consider the Suncadia Ph 2 Div 5 42 detached, residential lot plot with access and open space tracks on approximately 62.08 acres of level that is zoned Master Planned Resort. The proposed lots range in size from 14,500 to 45,200 square feet. The property is located off of Swiftwater Drive, Cle Elum, WA 98922 in SEC. 13, TWP. 20, RGE. 14 and SEC. 18, TWP 20, RGE 15; Parcel Number 951841 and 95185, Assessor's Map numbers 20-14-13059-0061, -0054, -0055, -0056.

More information is online at <http://www.co.kittitas.wa.us/notices/>

Julie Korman
Clerk of the Board

PUBLISH: Daily Record: March 2 & 9, 2021
PUBLISH: North Kittitas County Tribune: March 4, 2021

Legals

KITTITAS VALLEY FIRE & RESCUE
NOTICE OF PUBLIC HEARING

The Kittitas Valley Fire & Rescue Board of Fire Commissioners has established a public hearing date for Wednesday, March 10, 2021 at 10:00 a.m. to hear public testimony regarding the 2020 Performance Response Benchmarks and set the benchmarks for 2021. The regular monthly meeting to conduct the general business of the fire district will follow immediately after the public hearing at 400 E. Mountain View.

Shannon Hill
Secretary to the Board of Fire Commissioners

PUBLISH: Daily Record: March 6 & 9, 2021

NOTICE OF APPLICATION

Project Name (File Number): Sweetwater Ranch (CU-21-00002)

Applicant: Sweetwater Ranch Enterprises, LLC (Owners)

Location: 2 parcels #205735 and #558434, in a portion of Section 25, T18, R19, W4 in Kittitas County, bearing Assessor's map numbers 19-13-29000-0023 and 19-13-29000-0022.

Proposal: Sweetwater Ranch Enterprises, LLC, landowner is proposing an event center that will hold events including but not limited to weddings, barbeques, graduation parties, full season recreational activities, and other similar styled events ranging in size from 250 to 275 people, on approximately 68.80 acres. The subject property is zoned Agricultural-20.

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Written Comments on this proposal can be submitted to CDS any time prior to 5:00 p.m. on Wednesday, March 24, 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.

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Required Permits: Conditional Use Permit, SEPA

Required Studies: None

Designated Permit Coordinator (staff contact): Kelly Bacon, Staff Planner. (509) 962-7635; email at kelly.bacon.cds@co.kittitas.wa.us

Notice of Application: Tuesday, March 9, 2021
Application Received: Friday, February 19, 2021
Application Complete: Monday, February 22, 2021
Publication Date: Tuesday, March 9, 2021

PUBLISH: Daily Record: Tuesday, March 9, 2021

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Kittitas Valley, Commercial & Residential

Kelly Bacon (CD)

From: Kelly Bacon (CD)
Sent: Tuesday, March 9, 2021 8:42 AM
To: Pat Nicholson; Ryan McAllister; Kim Dawson; Julie Kjorsvik; Toni Berkshire; Jesse Cox; Holly Erdman; Lisa Lawrence; Patti Johnson; Candie Leader; Gail Weyand; Yakima Nation - Jessica; Yakima Nation - J Marvin; johnson@yakama.com; SEPA Register; SEPA Unit; DOE - gcle; DOE - lowh; migi461@ecy.wa.gov; Yakama Nation - Environmental Review; 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'; 'mgallagher@kvnews.com'; 'legals@kvnews.com'; 'deborah.j.knaub@usace.army.mil'; 'lhendrix@usbr.gov'; 'Michael.j.daniels3.civ@mail.mil'; 'mark.a.gradwohl.civ@mail.mil'; 'Kimberly.peacher@navy.mil'; 'pubworks@ci.ellensburg.wa.us'; 'comdev@ci.ellensburg.wa.us'; 'energyservices@ci.ellensburg.wa.us'; 'fwalker@eburg.wednet.edu'; RichElliott; 'Jessica Lally'; 'Jon Shellenberger'; 'Noah Oliver'; 'corrine_camuso@yakama.com'; 'kate@yakama.com'; 'guy.moura@colvilletribes.com'; 'steve@snoqualmtribe.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'; 'Lynn.Harmon@PARKS.WA.GOV'
Cc: 'sweetwaterrancheburg@gmail.com'; '(bala.ce@gmail.com)'; Jeremy Johnston; Rachael Stevie (CD)
Subject: Notice of Application CU-21-00002 Sweetwater Ranch
Attachments: CU-21-00002 Sweetwater Ranch SEPA Checklist.pdf; CU-21-00002 Sweetwater Ranch NOA Memo.pdf

Tracking:

Recipient	Delivery
Pat Nicholson	Delivered: 3/9/2021 8:42 AM
Ryan McAllister	Delivered: 3/9/2021 8:42 AM
Kim Dawson	Delivered: 3/9/2021 8:42 AM
Julie Kjorsvik	Delivered: 3/9/2021 8:42 AM
Toni Berkshire	Delivered: 3/9/2021 8:42 AM
Jesse Cox	Delivered: 3/9/2021 8:42 AM
Holly Erdman	Delivered: 3/9/2021 8:42 AM
Lisa Lawrence	Delivered: 3/9/2021 8:42 AM
Patti Johnson	Delivered: 3/9/2021 8:42 AM
Candie Leader	Delivered: 3/9/2021 8:42 AM
Gail Weyand	Delivered: 3/9/2021 8:42 AM
Yakima Nation - Jessica	
Yakima Nation - J Marvin	
johnson@yakama.com	
SEPA Register	
SEPA Unit	
DOE - gcle	
DOE - lowh	

Recipient**Delivery**

migi461@ecy.wa.gov

Yakama Nation - Environmental Review

WDFW - Scott Downes

WDFW - Jennifer Nelson

WDFW - Elizabeth Torrey

WS DAHP

James E Brooks Library - Jorgenja

James E Brooks Library - Nelmsk

Mike Flory

Delivered: 3/9/2021 8:42 AM

Douglas Mitchell

Delivered: 3/9/2021 8:42 AM

Jeremy Larson

Delivered: 3/9/2021 8:42 AM

Steph Mifflin

Delivered: 3/9/2021 8:42 AM

WA State Department of Health - Russell

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 'sweetwaterrancheburg@gmail.com'
 '(bala.ce@gmail.com)'
 Jeremy Johnston
 Rachael Stevie (CD)

Delivered: 3/9/2021 8:42 AM
 Delivered: 3/9/2021 8:42 AM

Good morning,

Kittitas County CDS is requesting comment on the Conditional Use application CU-21-00002 Sweetwater Ranch.

The proposed project would establish an event center that will hold events including but not limited to weddings, barbeques, graduation parties, full season recreational activities, and other similar styled events ranging in size from 250 to 275 people, on approximately 68.80 acres. All application documents can be found through the links below. I have also attached the SEPA Checklist for recording. Please let me know if you have any issues accessing the materials. Comments are due for this application by 5pm on March 24, 2021. If CDS does not receive comments by this date, we will assume your agency has no interest in the application.

[CU-21-00002 Sweetwater Ranch Internal](#)

[CU-21-00002 Sweetwater Ranch 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

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