



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 Decision

NOTIFICATION MAIL DATE: 12/16/2021

I certify that the following documentation:

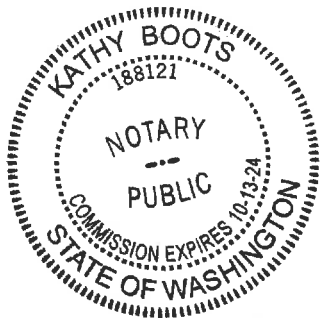
- Notice of Decision: Sweetwater Ranch Conditional Use Permit

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 16th day of December, 2021



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

My appointment expires: 10-13-2024

Notice of Decision
Sweetwater Ranch Conditional Use (CU-21-00002)

Pursuant to RCW 36.70B.130 and KCC 15A.06, notice is hereby given that on December 13, 2021, the Kittitas County Hearings Examiner approved the Sweetwater Ranch Conditional Use Permit (CU-21-00002). The proposed project will establish a Small-scale event facility covering 2 parcels in the Agricultural 20 zone on approximately 68.80 acres.

Copies of the Kittitas County Hearings Examiner's decision and related file documents may be examined at Kittitas County Community Development Services, 411 N. Ruby Suite 2, Ellensburg, WA 98926. (509) 962-7506 or on the Kittitas County website: <http://www.co.kittitas.wa.us/cds/land-use/default.aspx> and navigating to "Conditional Use Permits" then the "Project File Number" as indicated in this notice.

Issuance of this land use decision may be appealed by parties with standing, by filing a land use petition (LUPA) in Superior Court and serving said petition on all required parties pursuant to RCW 36.70C and KCC 15A.08, within twenty-one days of the land use decision. The last day to file a LUPA is January 6, 2022.

Dated: December 16, 2021

Publish: December 16, 2021 and December 23, 2021, Northern Tribune
December 16, 2021 and December 23, 2021, Daily Record



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 DECISION

To: Interested Parties
Applicant

From: Kelly Bacon, Staff Planner

Date: December 16, 2021

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

Pursuant to RCW 36.70B.130 and KCC 15A.06, notice is hereby given that on December 13, 2021 the Kittitas County Hearings Examiner approved the Sweetwater Ranch Conditional Use Permit (CU-21-00002). The proposed project will establish a Small-scale event facility covering 2 parcel in the Agricultural 20 zone on approximately 68.80 acres.

Copies of the Kittitas County Hearings Examiner's decision and related file documents may be examined at Kittitas County Community Development Services, 411 N. Ruby Suite 2, Ellensburg, WA 98926. (509) 962-7506 or on the Kittitas County website: <http://www.co.kittitas.wa.us/cds/land-use/default.aspx> and navigating to "Conditional Use Permits" then the "Project File Number" as indicated in this notice.

Issuance of this land use decision may be appealed by parties with standing, by filing a land use petition (LUPA) in Superior Court and serving said petition on all required parties pursuant to RCW 36.70C and KCC 15A.08, within twenty-one days of the land use decision. The last day to file a LUPA January 6, 2022

If you have any questions, please do not hesitate to contact our office at (509) 962-7506.

Kelly Bacon (CD)

From: Kelly Bacon (CD)
Sent: Thursday, December 16, 2021 8:56 AM
To: Mike Flory; Hanson, Sydney (DAHP); 'crosepa@ecy.wa.gov'; WA State Department of Health - Russell; Rich Elliott; Holly Erdman; WDFW - Scott Downes; Corrine Camuso; Ryan McAllister
Cc: Sweetwater Ranch; (bala.ce@gmail.com); Jeremy Johnston; Rachael Stevie (CD); Jeremiah Cromie
Subject: CU-21-00002 Sweetwater Ranch - Notice of Decision
Attachments: CU-21-00002 Sweetwater Ranch NOD Memo .pdf; CUP 21-00002 Sweetwater Ranch Final Decision 12-13-21.pdf

Follow Up Flag: Follow up
Flag Status: Completed

Good morning,

Attached to this email you will find the below documents related to the conditional use application CU-21-00002 Sweetwater Ranch.

- CU-21-00002 Sweetwater Ranch Notice of Decision
- CU-21-00002 Sweetwater Ranch Decision

Below are the links to all documents associated with the Sweetwater Ranch conditional Use Permit Application:

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

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

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

Kelly Bacon (CD)

From: Megan Woodruff <mwoodruff@kvnews.com>
Sent: Tuesday, December 14, 2021 9:40 AM
To: Kelly Bacon (CD)
Subject: Re: 181308 / Re: (Publishing) Notice of Decision - CU-21-00002 Sweetwater Ranch

Follow Up Flag: Follow up
Flag Status: Flagged

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.

Thanks for your approval, Kelly!

I love the snow too - it's so magical and festive!

Have a great remainder of your week!

Megan Woodruff-Breckenridge

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-4:00pm]

From: Kelly Bacon (CD) <kelly.bacon.cd@co.kittitas.wa.us>
Sent: Tuesday, December 14, 2021 9:20 AM
To: Megan Woodruff <mwoodruff@kvnews.com>
Subject: RE: 181308 / Re: (Publishing) Notice of Decision - CU-21-00002 Sweetwater Ranch

CAUTION, this email originated from outside the organization.

Hi Megan,

I love the snow, so its making this week extra special!

The 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

If this is a Public Records Request, please go to <https://www.co.kittitas.wa.us/request/default.aspx> and fill out a request for public records through the GovQA portal.

From: Megan Woodruff <mwoodruff@kvnews.com>
Sent: Tuesday, December 14, 2021 9:05 AM
To: Kelly Bacon (CD) <kelly.bacon.cd@co.kittitas.wa.us>
Subject: Ad: 181308 / Re: (Publishing) Notice of Decision - CU-21-00002 Sweetwater Ranch

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.

Good morning Kelly,

I hope your week is going well so far!

Please see attached for your legal proof scheduled to run on December 16 and 23.

Please reply back with a final approval or any needed changes by our 10:30am deadline on December 15.

Thank you so much!

Megan Woodruff-Breckenridge

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-4:00pm]

From: Kelly Bacon (CD) <kelly.bacon.cd@co.kittitas.wa.us>
Sent: Monday, December 13, 2021 4:44 PM
To: Megan Woodruff <mwoodruff@kvnews.com>; KVNews Legals <legals@kvnews.com>; '(tribune@nkctribune.com)' <tribune@nkctribune.com>
Subject: (Publishing) Notice of Decision - CU-21-00002 Sweetwater Ranch

CAUTION, this email originated from outside the organization.

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

The information transmitted by this email is intended only for the person or entity to which it is addressed. This email may contain confidential and/or privileged material. If you are not the intended recipient of this message, be aware that any use, review, retransmission, distribution, or reproduction is strictly prohibited. If you received this in error, please contact the sender immediately and delete the material from all devices.
message id: 38eb45916c6dcbdac24bb8719d004a14

Kelly Bacon (CD)

From: Megan Woodruff <mwoodruff@kvnews.com>
Sent: Tuesday, December 14, 2021 9:05 AM
To: Kelly Bacon (CD)
Subject: Ad: 181308 / Re: (Publishing) Notice of Decision - CU-21-00002 Sweetwater Ranch
Attachments: JOHNSTON-56-181308-1.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

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.

Good morning Kelly,

I hope your week is going well so far!

Please see attached for your legal proof scheduled to run on December 16 and 23.

Please reply back with a final approval or any needed changes by our 10:30am deadline on December 15.

Thank you so much!

Megan Woodruff-Breckenridge

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-4:00pm]

From: Kelly Bacon (CD) <kelly.bacon.cd@co.kittitas.wa.us>
Sent: Monday, December 13, 2021 4:44 PM
To: Megan Woodruff <mwoodruff@kvnews.com>; KVNews Legals <legals@kvnews.com>; '(tribune@nkctribune.com)' <tribune@nkctribune.com>
Subject: (Publishing) Notice of Decision - CU-21-00002 Sweetwater Ranch

CAUTION, this email originated from outside the organization.

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

The information transmitted by this email is intended only for the person or entity to which it is addressed. This email may contain confidential and/or privileged material. If you are not the intended recipient of this message, be aware that any use, review, retransmission, distribution, or reproduction is strictly prohibited. If you received this in error, please contact the sender immediately and delete the material from all devices.
message id: 38eb45916c6dcbdac24bb8719d004a14



ADVERTISING PROOF

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

BILLING DATE:	ACCOUNT NO:
12/14/21	50096

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

AD #	DESCRIPTION	START	STOP	TIMES	AMOUNT
181308	Notice of Decision S	12/16/21	12/23/21	4	\$168.28

Payments:

Date	Method	Card Type	Last 4 Digits	Check	Amount
------	--------	-----------	---------------	-------	--------

Discount: \$0.00
 Surcharge: \$0.00
 Credits: \$0.00

Gross: **\$168.28**
 Paid Amount: **\$0.00**

Amount Due: \$168.28

We Appreciate Your Business!

**Notice of Decision
Sweetwater Ranch Conditional Use (CU-21-00002)**

Pursuant to RCW 36.70B.130 and KCC 15A.06, notice is hereby given that on December 13, 2021, the Kittitas County Hearings Examiner approved the Sweetwater Ranch Conditional Use Permit (CU-21-00002). The proposed project will establish a Small-scale event facility covering 2 parcels in the Agricultural 20 zone on approximately 68.80 acres.

Copies of the Kittitas County Hearings Examiner's decision and related file documents may be examined at Kittitas County Community Development Services, 411 N. Ruby Suite 2, Ellensburg, WA 98926. (509) 962-7506 or on the Kittitas County website: <http://www.co.kittitas.wa.us/cds/land-use/default.aspx> and navigating to "Conditional Use Permits" then the "Project File Number" as indicated in this notice.

Issuance of this land use decision may be appealed by parties with standing, by filing a land use petition (LUPA) in Superior Court and serving said petition on all required parties pursuant to RCW 36.70C and KCC 15A.08, within twenty-one days of the land use decision. The last day to file a LUPA is January 6, 2022.

Dated: December 16, 2021

PUBLISH: Northern Kittitas County Tribune: December 16 & 23, 2021

PUBLISH: Daily Record: December 16 & 23, 2021 /
LEGAL #: 181308

Kelly Bacon (CD)

From: Terry Hamberg <tribune@nkctribune.com>
Sent: Monday, December 13, 2021 9:34 PM
To: Kelly Bacon (CD)
Subject: Re: (Publishing) Notice of Decision - CU-21-00002 Sweetwater Ranch

Follow Up Flag: Follow up
Flag Status: Flagged

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 Dec 13, 2021, at 4:44 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

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

The information transmitted by this email is intended only for the person or entity to which it is addressed. This email may contain confidential and/or privileged material. If you are not the intended recipient of this message, be aware that any use, review, retransmission, distribution, or reproduction is strictly prohibited. If you received this in error, please contact the sender immediately and delete the material from all devices.

message id: 38eb45916c6dcdbdac24bb8719d004a14

<CU-21-00002 Sweetwater Ranch NOD Legal Final.doc><CU-21-00002 Sweetwater Ranch NOD Legal Final.pdf>