

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: CU-24-00006 Silver Ridge Ranch

NOTIFICATION OF: Re-Notice of Application

NOTIFICATION MAIL DATE: September 3, 2024

I certify that the following documentation:

- Notice of Application for CU-24-00006 Silver Ridge Ranch, Conditional Use Permit Application and SEPA Checklist

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

Chace Pedersen
Planner I
Community Development Services
County of Kittitas
State of Washington

Subscribed and sworn to before me this 3rd day of September 2024



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

My appointment expires: 12-23-25



ADVERTISING PROOF

401 N Main St,
Ellensburg, WA 98926
Ph. (509) 204-8236 Fax: (907) 452-5054

BILLING DATE:	ACCOUNT NO:
08/29/24	50096

Jamey Ayling
KC COMMUNITY DEVELOPMENT SERVICES
411 N Ruby St, Suite 2
ELLENSBURG, WA 98926

AD #	DESCRIPTION	START	STOP	TIMES	AMOUNT
553964	NOA:Silver Ridge Ran	09/03/24	09/03/24	2	\$187.25

Payments:

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

Gross: **\$187.25**
Paid Amount: **\$0.00**

Amount Due: **\$187.25**

We Appreciate Your Business!

**NOTICE OF APPLICATION
RE-NOTICE**

Project Name (File Number): Silver Ridge Ranch
(CU-24-00006)

Applicant: Palermo Partners, LLC & Daisy, LLC

Reason for Re-notice: This project is being re-noticed due to updated project materials. The SEPA checklist and site plan have been updated to include modifications to proposed cabins.

Location: Ten parcels, #788834, #798834, #10586, #954042, #954043, #954044, #954045, #954331, #954332, #954333. Approximately 22.5 acres. Located approximately 0.15 miles from Sparks Road and I-90 interchange. Township 20, Range 13, Section 2. Easton, WA 98926.

Proposal: The applicants are proposing an amendment to the existing Silver Ridge Ranch guest ranch/campground Conditional Use Permit. Guest ranches and campgrounds may be permitted in the subject property zoning designation with a Conditional Use Permit under KCC 17.15.

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 CDS website at <http://www.co.kittitas.wa.us/cds/land-use/default.aspx>, and by navigating to "Conditional Use," "View Active Applications," & "CU-24-00006 Silver Ridge Ranch," Phone: (509) 962-7506.

Written Comments on this proposal can be submitted to CDS any time prior to **5:00 p.m. on September 18, 2024**. This is a conditional use permit request and as such will involve a public hearing. Any person has the right to comment on this application and request a copy of the decision once made. Written comments submitted to the County regarding this application will be included in the public record in their entirety.

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.

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, 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.

Required Permits: Conditional Use Permit, SEPA

Staff contact: Chace Pedersen, Staff Planner: (509) 962-7637, chace.pedersen@co.kittitas.wa.us

Re-notice of Application: September 3, 2024
Revised Application Received: August 21, 2024
Application Complete: May 6, 2024

PUBLISH: Daily Record: SEPTEMBER 3, 2024 /
LEGAL #553964

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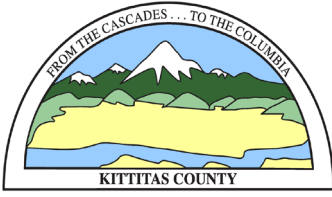
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Publish Daily Record: September 3, 2024



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Office 509-962-7506

Building Partnerships - Building Communities

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From: [Chace Pedersen](#)
To: [Dan Young](#); [Marvin Douvier \(SH\)](#); [Kim Dawson](#); ["adminstaff@kittcom.org"](#); ["storch@kittcom.org"](#); ["julie.kjorsvik@co.kittitas.wa.us"](#); [Laura Kukes](#); [Public Health Inspectors](#); ["lisa.lawrence@co.kittitas.wa.us"](#); ["patti.stacey@co.kittitas.wa.us"](#); [Kelee Hodges](#); [Candie Leader](#); [Tate Mahre](#); [Jackie Sharp](#); [Samantha Cox](#); [Josh Fredrickson](#); [Cameron Curtis](#); [Jeremy Larson](#); [Steph Mifflin](#); [Haley Mercer](#); [Christy Garcia](#); ["ken.edwards@kittitaspud.com"](#); ["DAHP SEPA"](#); ["enviroreview@yakama.com"](#); ["Corrine Camuso"](#); ["Jessica Lally"](#); ["noah_oliver@yakama.com"](#); ["Casey Barney"](#); ["kozj@yakamafish-nsn.gov"](#); ["Guy Moura"](#); ["sam.rushing@colvilletribes.com"](#); ["Connor Armi"](#); ["darnell.sam.adm@colvilletribes.com"](#); ["john.sirois.adm@colvilletribes.com"](#); ["milton.davis.adm@colvilletribes.com"](#); ["steve@snoqualmietribe.us"](#); ["dahp@snoqualmietribe.us"](#); ["Adam Osbekoff"](#); ["Mau, Russell E \(DOH\)"](#); ["tebu461@ecy.wa.gov"](#); ["lowh461@ECY.WA.GOV"](#); ["FormerOrchards@ecy.wa.gov"](#); ["wendy.neet@ecy.wa.gov"](#); ["ECY RE CRO SEPA Coordinator"](#); ["rand461@ecy.wa.gov"](#); ["Downes, Scott G \(DFW\)"](#); ["Nelson, Jennifer L \(DFW\)"](#); ["cassandra.weekes@dfw.wa.gov"](#); ["rivers@dnr.wa.gov"](#); ["luke.warthen@dnr.wa.gov"](#); ["SEPACENTER@dnr.wa.gov"](#); ["MARTIN.MAUNEY@dnr.wa.gov"](#); ["amanda.moody@dnr.wa.gov"](#); ["Hendrix, Leah D"](#); ["ken.graham@parks.wa.gov"](#); ["Larned, Kimberly - FS, WA"](#); ["Deborah.j.knaub@usace.army.mil"](#); ["jenae.n.churchill@usace.army.mil"](#); ["Jacob.Prilucik@wsdot.wa.gov"](#); ["SCPlanning@wsdot.wa.gov"](#); ["AviationLandUse@wsdot.wa.gov"](#); ["CMOlcse@bpa.gov"](#); ["Connell,Valorie L \(BPA\) - TERR-PASCO"](#); ["rightofway@pse.com"](#); ["dylan.marcus@pse.com"](#); ["jorgenia@cwu.edu"](#); ["nelmsk@cwu.edu"](#); ["brooksideconsulting@gmail.com"](#); ["tribune@nkctribune.com"](#); ["terry@nkctribune.com"](#); ["Sabrina Nutt"](#); ["KVNews Legals"](#); ["kimberly.preacher@navy.mil"](#); ["robert.d.bright10.civ@army.mil"](#); ["mark.a.gradwohl.civ@mail.mil"](#); ["kcfd3102@yahoo.com"](#); ["asstchief.eastonfd3@gmail.com"](#); ["kombola@easton.wednet.edu"](#); ["jensens@easton.wednet.edu"](#)
Cc: [Jamey Ayling](#); [Bradley Gasawski](#); [Zach Torrance-Smith](#); [Ann Marie McLeod](#); ["evan McLeod"](#); [Kraig McLeod](#)
Subject: CU-24-00006 Silver Ridge Ranch - Re-Notice of Application
Date: Tuesday, September 3, 2024 8:56:00 AM
Attachments: [CU-24-00006 Silver Ridge Ranch - Notices - Re-Notice NOA memo.pdf](#)

Good morning,

CDS is requesting comment on the following conditional use application: CU-24-00006 Silver Ridge Ranch. This project is being re-noticed due to updated project materials. Links to the file materials can be found below. The comment period will end **September 18, 2024, at 5pm**. CDS will assume your agency does not wish to provide comment if not received by this date. Please let me know if you have any issues accessing the materials.

Internal Link: [CU-24-00006 Silver Ridge Ranch](#)

External Link: [CU-24-00006 Silver Ridge Ranch](#)

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 "Conditional Use", "View Active Applications", and then the project file number "CU-24-00006 Silver Ridge Ranch".

Thank you,

Chace Pedersen

Planner I

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