

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: (SP-25-00010) Swauk Valley Ranch

NOTIFICATION OF: Notice of Application

NOTIFICATION MAIL DATE: July 31, 2025

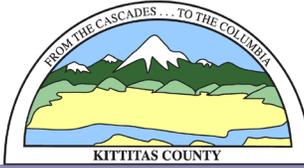
I certify that the following documentation:

- Notice of Application for Swauk Valley Ranch Preliminary Short Plat

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

Bradley Gasawski
Planner I
County of Kittitas
State of Washington



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“Building Partnerships – Building Communities”

NOTICE OF APPLICATION

Notice of Application: July 31, 2025
Application Received: July 21, 2025
Application Complete: July 25, 2025

Project Name (File Number): Swauk Valley Ranch Short Plat (SP-25-00010)

Applicant: Swauk Valley Ranch, Alex Corda, Mark Brands

Location: One (1) tax parcels (# 717734), located on State Route 10, approximately 7.3 miles south of the intersection of State Route 970 & State Route 10, southeast of Cle Elum, WA, in Section 17, Township 19, Range 17, W.M.; Kittitas County parcel map number 19-17-17000-0001.

Proposal: The applicants are proposing a 4-lot conservation short plat resulting in one (1) 610.504 acre open space lot, (1) 5 acre lot, one (1) 5 acre lot and one (1) 5 acre lot. An additional 10 acre farmstead lot will be created that contains the pre-existing residential and associated out buildings within the project boundary that will not be required to become part of a cluster of residences. The property is zoned Agriculture 20 with Rural Working Land Use designation.

Materials Available for Review: The submitted application and related filed documents may be examined by the public on the Community Development Services (CDS) website at <https://www.co.kittitas.wa.us/cds/land-use/default.aspx> then navigate to “Short Plats – 2018 and Forward - Preliminary” & “SP-25-00010 Swauk Valley Ranch” or at the CDS offices at 411 N. Ruby St, Suite 2, Ellensburg, WA 98926 during normal business hours. Phone: (509) 962-7506

Written Comments on this proposal can be submitted to CDS any time prior to **5:00 p.m. on August 15, 2025**. Under Title 16.32, Short Subdivision Requirements are processed in an abbreviated administrative format, which does not involve a public hearing. All comments will be considered in the decision-making process, and any person has the right to comment on this application and receive notification of the Community Development Services administrative decision, once made. Appeals to an administrative land use decision may be filed within 10 working days with Kittitas County Community Development Services as outlined in Chapter 15A.07 of the Kittitas County Code. The current appeal fee is \$1670.

Designated Permit Coordinator: Bradley Gasawski: (509) 962-7539; email at bradley.gasawski@co.kittitas.wa.us

Bradley Gasawski

From: Bradley Gasawski
Sent: Wednesday, July 30, 2025 3:59 PM
To: Dan Young; Marvin Douvier; Kim Dawson; adminstaff@kittcom.org; storch@kittcom.org; Julie Kjorsvik; Laura Kukes; Public Health Inspectors; Lisa Lawrence; Patti Stacey; Kelee Hodges; Candie Leader; Tate Mahre; Jackie Sharp; Samantha Cox; Josh Fredrickson; Rebecca Cruse; Cameron Curtis; Jeremy Larson; Steph Mifflin; Haley Mercer; Christy Garcia; ken.edwards@kittitaspud.com; THastings@snopass.org; sepa@dahp.wa.gov; enviroreview@yakama.com; corrine_camuso@yakama.com; jessica_lally@yakama.com; noah_oliver@yakama.com; casey_barney@yakama.com; kozj@yakamafish-nsn.gov; batt@yakamafish-nsn.gov; guy.moura@colvilletribes.com; sam.rushing@colvilletribes.com; jordan.bovee.hsy@colvilletribes.com; darnell.sam.adm@colvilletribes.com; john.sirois.adm@colvilletribes.com; milton.davis.adm@colvilletribes.com; steve@snoqualmtribe.us; dahp@snoqualmtribe.us; adam@snoqualmtribe.us; russell.mau@doh.wa.gov; tebu461@ecy.wa.gov; lowh461@ECY.WA.GOV; FormerOrchards@ecy.wa.gov; wendy.neet@ecy.wa.gov; crosepa@ecy.wa.gov; rand461@ECY.WA.GOV; Scott.Downes@dfw.wa.gov; Jennifer.Nelson@dfw.wa.gov; Cassandra.Weekes@dfw.wa.gov; Emily.Grabowsky@dfw.wa.gov; Michael.Ritter@dfw.wa.gov; Michelle.Huppert@dfw.wa.gov; solarandwind@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; lhendrix@usbr.gov; jhoff@usbr.gov; ken.graham@parks.wa.gov; John.Ernster@parks.wa.gov; rachel.mazzacavallo@parks.wa.gov; Real.Estate@parks.wa.gov; kimberly.larned@usda.gov; Jenae.N.Churchill@usace.army.mil; Jacob.Prilucik@wsdot.wa.gov; SCPlanning@wsdot.wa.gov; AviationLandUse@wsdot.wa.gov; CMOlcese@bpa.gov; jcmurray@bpa.gov; accastle@bpa.gov; vlconnell@bpa.gov; dxrogers@bpa.gov; rightofway@pse.com; nathen.lamb@pse.com; jorgenja@cwu.edu; nelmsk@cwu.edu; brooksideconsulting@gmail.com; tribune@nkctribune.com; terry@nkctribune.com; tribune@nkctribune.com; legals@nkctribune.com; Kimberly.peacher@navy.mil; Robert.d.bright10.civ@army.mil; mark.a.gradwohl.civ@mail.mil; kcf1@fairpoint.net; sdavies@kcf1.com; Alowe@kcf1.com; sara@krdistrict.org; perkinsa@thorpschools.org
Cc: Jamey Ayling; Bradley Gasawski; Zach Torrance-Smith; Ellie Myers
Subject: SP-25-00010 Swauk Valley Ranch - Notice of Application

Good Afternoon,

CDS is requesting comment on the following short plat application: SP-25-000010 Swauk Valley Ranch. Links to the file materials can be found below. The comment period will end **August 15, 2025, 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: [SP-25-00010 Swauk Valley Ranch](#)

External Link: [SP-25-00010 Swauk Valley 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 "Short Plats – 2018 and Forward - Preliminary" and then the project file number "SP-25-00010 Swauk Valley Ranch".

Best,
Bradley

Bradley Gasawski | Planner I

Kittitas County Community Development Services | 411 N. Ruby St; Suite 2 | Ellensburg, WA 98926

Office: 509.962.7539

Email: bradley.gasawski@co.kittitas.wa.us

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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

	Agency	Agency Contact Email	Notes	
Kittitas County & Public Utility Districts	Kittitas County Fire Marshal	dan.young@co.kittitas.wa.us		
	Kittitas County Sheriff's Dept. KittCom	marvin.douvier.sh@co.kittitas.wa.us kim.dawson@co.kittitas.wa.us adminstaff@kittcom.org storch@kittcom.org		
	Kittitas County Board of County Commissioners Kittitas County Code Enforcement Kittitas County Environmental Health Kittitas County Solid Waste Programs	julie.kjorsvik@co.kittitas.wa.us laura.kukes@co.kittitas.wa.us PublicHealthInspectors@co.kittitas.wa.us lisa.lawrence@co.kittitas.wa.us patti.stacey@co.kittitas.wa.us		
	Kittitas County Public Works Kittitas County Airport	kelee.hodges.pw@co.kittitas.wa.us candie.leader@co.kittitas.wa.us tate.mahre@co.kittitas.wa.us Jackie.sharp@co.kittitas.wa.us samantha.cox@co.kittitas.wa.us josh.fredrickson@co.kittitas.wa.us rebecca.cruse.pw@co.kittitas.wa.us		
	Kittitas County Building Dept.	Cameron.curtis@co.kittitas.wa.us Jeremy.larson@co.kittitas.wa.us		
	Kittitas County Assessor	Steph.mifflin@co.kittitas.wa.us Haley.mercer@co.kittitas.wa.us Christine.garcia@co.kittitas.wa.us		
	Kittitas County P.U.D. Snoqualmie Pass Utility District	ken.edwards@kittitaspud.com THastings@snopass.org		
	Tribal Agencies & WA DAHP	Washington State DAHP Yakama Nation	sepa@dahp.wa.gov enviroreview@yakama.com corrine_camuso@yakama.com jessica_lally@yakama.com noah_oliver@yakama.com casey_barney@yakama.com kozi@yakamafish-nsn.gov batt@yakamafish-nsn.gov	
		Colville Tribe	guy.moura@colvilletribes.com sam.rushing@colvilletribes.com jordan.bovee.hsv@colvilletribes.com darnell.sam.adm@colvilletribes.com john.sirois.adm@colvilletribes.com milton.davis.adm@colvilletribes.com	
		Snoqualmie Tribe	steve@snoqualmietribe.us dahp@snoqualmietribe.us adam@snoqualmietribe.us	
	State & Federal Agencies	WA State Department of Health	russell.mau@doh.wa.gov	
		Department of Ecology		
			tebu461@ecy.wa.gov lowh461@ECY.WA.GOV FormerOrchards@ecy.wa.gov wendy.neet@ecy.wa.gov crosepa@ecy.wa.gov	(Only use Register for Non-SEPA Applications/Use PORTAL for SEPA Required Projects)
WA Dept. Fish and Wildlife		rand461@ECY.WA.GOV Scott.Downes@dfw.wa.gov Jennifer.Nelson@dfw.wa.gov Cassandra.Weekes@dfw.wa.gov		
WDFW - Solar & Wind Projects		Emily.Grabowsky@dfw.wa.gov Michael.Ritter@dfw.wa.gov Michelle.Huppert@dfw.wa.gov solarandwind@dfw.wa.gov		
WA Dept. of Natural Resources		rivers@dnr.wa.gov		
		luke.warthen@dnr.wa.gov SEPACENTER@dnr.wa.gov MARTIN.MAUNEY@dnr.wa.gov Amanda.Moody@dnr.wa.gov		
Bureau of Reclamation 1917 Marsh Road Yakima, WA 98901		lhendrix@usbr.gov jhoff@usbr.gov	(mailed)	
Washington State Parks PO Box 42650 Olympia, WA 98504-2650		ken.graham@parks.wa.gov John.Ernster@parks.wa.gov rachel.mazzacavallo@parks.wa.gov Real.Estate@parks.wa.gov	(mailed)	
Bureau of Land Management 915 N. Walla Wall Wenatchee, WA 98801			(mailed)	
			(mailed)	
Forest Service Army Corps of Engineers		kimberly.larned@usda.gov Jenae.N.Churchill@usace.army.mil		
Washington State DOT		Jacob.Prilucik@wsdot.wa.gov SCPlanning@wsdot.wa.gov AviationLandUse@wsdot.wa.gov		
Bonneville Power Administration		CMOJcese@bpa.gov jcmurray@bpa.gov accastle@bpa.gov vlconnell@bpa.gov dxroddgers@bpa.gov		

Additional Contacts	Puget Sound Energy	rightofway@pse.com	
	James E Brooks Library	nathen.lamb@pse.com jorgenja@cwu.edu nelmsk@cwu.edu	
	Brookside Consulting - Allison Kimball	brooksideconsulting@gmail.com	
	Northern Kittitas County Tribune	tribune@nkctribune.com terry@nkctribune.com	
	Northern Kittitas County Tribune	tribune@nkctribune.com legals@nkctribune.com	
	Northwest Training Range Complex	Kimberly.peacher@navy.mil Robert.d.bright10.civ@army.mil mark.a.gradwohl.civ@mail.mil	
	Yakima Training Center		
	Kittitas Valley Healthcare Attn: CEO 603 S. Chestnut Street Ellensburg, WA 98926		(mailed)
Fire District (Paste from List)	KCFD #1 PO Box 34 Thorp, WA 98946	kcfd1@fairpoint.net	
	Fire District #7 Attn: Fire Chief 31 Firehouse Road Cle Elum, WA 98922 DNR (Southeast Region) 713 Bowers Road Ellensburg, WA 98926	sdavies@kcfd7.com Alowe@kcfd7.com	
Irrigation District Options	Kittitas Reclamation District	sara@krdistrict.org	
School District (Paste from list)	Thorp School District 400	perkinsa@thorpschools.org	
Neighboring City (if applicable)			

SWAUK VALLEY
RANCH LLC
PO BOX 24567
SEATTLE, WA 98124

BREWER, LARRY &
TINA
PO BOX 1589
MUKILTEO, WA 98275

USA (BLM)
915 WALLA WALLA
AVE
WENATCHEE, WA
98801-1521

JENSEN, DEREK &
SUSAN
4201 22ND ST SW
MOUNTLAKE
TERRACE, WA 98043

STATE OF WASH (DNR)
PO BOX 47016
OLYMPIA, WA 98504-
7016

NOTICE OF APPLICATION

Project Name (File Number): Swuak Valley Ranch Short Plat (SP-25-00010)

Applicant: Swauk Valley Ranch, Alex Corda, Mark Brands

Location: One (1) tax parcels (# 717734), located on State Route 10, approximately 7.3 miles south of the intersection of State Route 970 & State Route 10, southeast of Cle Elum, WA, in Section 17, Township 19, Range 17, W.M.; Kittitas County parcel map number 19-17-17000-0001.

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Application Received:	July 21, 2025
Application Complete:	July 25, 2025
Publish Upper Kittitas County Tribune:	July 31, 2025

Bradley Gasawski

From: Bradley Gasawski
Sent: Friday, July 25, 2025 12:54 PM
To: Jana Stoner
Cc: Bradley Gasawski
Subject: RE: SP-25-00010 Swuak Valley Ranch - (Publishing) Notice of Application

Approved. Thank you Jana.

Best,
Bradley

Bradley Gasawski | Planner I

Kittitas County Community Development Services | 411 N. Ruby St; Suite 2 | Ellensburg, WA 98926
Office: 509.962.7539
Email: bradley.gasawski@co.kittitas.wa.us

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From: Jana Stoner <legals@nkctribune.com>
Sent: Friday, July 25, 2025 12:21 PM
To: Bradley Gasawski <bradley.gasawski@co.kittitas.wa.us>; Northern Kittitas County Tribune <tribune@nkctribune.com>
Cc: Jamey Ayling <jamey.ayling@co.kittitas.wa.us>; Zach Torrance-Smith <zach.torrancesmith@co.kittitas.wa.us>; Ellie Myers <ellie.myers@co.kittitas.wa.us>
Subject: Re: SP-25-00010 Swuak Valley Ranch - (Publishing) Notice of Application

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 OF RECEIPT.

Thanks for sending in early. Total cost will be \$138.60; pdf proof attached for your review.
Have a great weekend!

Jana Stoner - Publisher
legals@nkctribune.com
(509) 674-2511 ext. 7206
P.O. Box 308 | 807 W. Davis St., suite 101A
Cle Elum, WA 98922

– Northern Kittitas County Tribune

From: Bradley Gasawski <bradley.gasawski@co.kittitas.wa.us>
Sent: Friday, July 25, 2025 10:59 AM
To: Jana Stoner <legals@nkctribune.com>; Northern Kittitas County Tribune <tribune@nkctribune.com>
Cc: Jamey Ayling <jamey.ayling@co.kittitas.wa.us>; Bradley Gasawski <bradley.gasawski@co.kittitas.wa.us>; Zach Torrance-Smith <zach.torrancesmith@co.kittitas.wa.us>; Ellie Myers <ellie.myers@co.kittitas.wa.us>
Subject: SP-25-00010 Swuak Valley Ranch - (Publishing) Notice of Application

Good Morning,

Please publish the attached legal in your paper as follows:

Northern Kittitas County Tribune: July 31, 2025

I am out of the office on Monday & Tuesday of next week. If possible, please send a proof today.

Please let me know if you have any questions or concerns.

Thanks,
Bradley

Bradley Gasawski | Planner I

Kittitas County Community Development Services | 411 N. Ruby St; Suite 2 | Ellensburg, WA 98926

Office: 509.962.7539

Email: bradley.gasawski@co.kittitas.wa.us

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Application Complete: July 25, 2025

(Published in the N.K.C. TRIBUNE, July 31, 2025.)

12.6” Line Legal (2x6.3)

RUN DATE: JULY 31, 2025

Total cost = \$138.60

APPROVED BY

DATE

Please sign and fax back to: (509) 674-5571

Approved as shown.

Approved with indicated changes.

Line Legal
PUBLISH: 1 TIME