



# KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926

CDS@CO.KITTTITAS.WA.US

Office (509) 962-7506

"Building Partnerships – Building Communities"

## Affidavit of Mailing & Publication

PROPOSAL NAME: CU-23-00002 The Outpost

NOTIFICATION OF: Notice of Application

NOTIFICATION MAIL DATE: November 14, 2023

I certify that the following documentation:

- Notice of Application for CU-23-00002 The Outpost, Conditional Use Permit Application

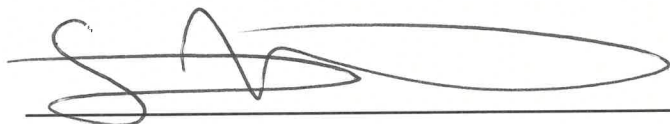
has been mailed and/or emailed to the attached list of persons and participants, and that proper notification (as attached) has been published in the Legal Newspaper(s) of Record for Kittitas County.

  
\_\_\_\_\_  
Signature

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

Subscribed and sworn to before me this 14<sup>th</sup> day of November 2023



  
\_\_\_\_\_

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

My appointment expires: 12.23.25

**From:** [Chace Pedersen](#)  
**To:** [Dan Young](#); [Marvin Douvier \(SH\)](#); [Kim Dawson](#); ["long@kittcom.org"](#); ["storch@kittcom.org"](#); ["julie.kjorsvik@co.kittitas.wa.us"](#); [Public Health Inspectors](#); ["lisa.lawrence@co.kittitas.wa.us"](#); ["patti.stacey@co.kittitas.wa.us"](#); [Kelee Hodges](#); [Candie Leader](#); [Tate Mahre](#); ["enviroreview@yakama.com"](#); ["corrine\\_camuso@yakama.com"](#); ["jessica\\_lally@yakama.com"](#); ["noah\\_oliver@yakama.com"](#); ["casey\\_barney@yakama.com"](#); ["kozi@yakamafish-nsn.gov"](#); ["matj@yakamafish-nsn.gov"](#); ["Holly Barrick"](#); ["separegister@ecy.wa.gov"](#); ["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 \(DFW\)"](#); ["Torrey, Elizabeth M \(DFW\)"](#); ["DAHP SEPA \(DAHP\)"](#); ["jorgenja@cwu.edu"](#); ["nelmsk@cwu.edu"](#); [Jeremy Larson](#); ["Steph.miffiin@co.kittitas.wa.us"](#); ["Mau, Russell E \(DOH\)"](#); ["rivers@dnr.wa.gov"](#); ["brenda.young@dnr.wa.gov"](#); ["luke.warthen@dnr.wa.gov"](#); ["SEPACENTER@dnr.wa.gov"](#); ["MARTIN.MAUNEY@dnr.wa.gov"](#); ["scott.chambers@dnr.wa.gov"](#); ["brooksideconsulting@gmail.com"](#); ["tribune@nkctribune.com"](#); ["terry@nkctribune.com"](#); ["Teneal Norrbom"](#); [KVNews Legals](#); ["Deborah.j.knaub@usace.army.mil"](#); ["jenae.n.churchill@usace.army.mil"](#); ["Hendrix, Leah D"](#); ["mark.a.gradwohl.civ@mail.mil"](#); ["kimberly.preacher@navy.mil"](#); ["robert.d.bright10.civ@army.mil"](#); [Haley Mercer](#); [Christy Garcia](#); ["steve@snoqualmtribe.us"](#); ["dahp@snoqualmtribe.us"](#); ["Adam Osbekoff"](#); ["guy.moura@colvilletribes.com"](#); ["sam.rushing@colvilletribes.com"](#); ["Connor Armi"](#); ["darnell.sam.adm@colvilletribes.com"](#); ["john.sirois.adm@colvilletribes.com"](#); ["milton.davis.adm@colvilletribes.com"](#); ["ken.edwards@kittitaspud.com"](#); ["rightofway@pse.com"](#); ["joseph.pignatelli@pse.com"](#); ["CMOLcese@bpa.gov"](#); ["Connell,Valorie L \(BPA\) - TERR-PASCO"](#); ["kimberly.larned@usda.gov"](#); ["Jacob.Prilucik@wsdot.wa.gov"](#); ["SCPlanning@wsdot.wa.gov"](#); ["AviationLandUse@wsdot.wa.gov"](#); ["ken.graham@parks.wa.gov"](#); ["robertsb@cersd.org"](#); ["communityrelations@cersd.org"](#)  
**Cc:** [Jamey Ayling](#); [Bradley Gasawski](#); [Zach Torrance-Smith](#); ["mike@mljre.com"](#); ["Sheri Bay"](#)  
**Subject:** CU-23-00002 The Outpost - Notice of Application  
**Date:** Tuesday, November 14, 2023 8:16:00 AM  
**Attachments:** [CU-23-00002 The Outpost - Notices - NOA Memo.pdf](#)

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Good morning,

CDS is requesting comment on the following conditional use application: CU-23-00002 The Outpost. Links to the file materials can be found below. The comment period will end **Friday, December 1, 2023, 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-23-00002 The Outpost](#)

**External Link:** [CU-23-00002 The Outpost](#)

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 Permits" and then the project file number "CU-23-00002 The Outpost".

Thank you,

**Chace Pedersen**

Planner I

Kittitas County Community Development Services

411 N. Ruby Street, Ste 2

Ellensburg, WA 98926

Office: (509) 962-7637

[chace.pedersen@co.kittitas.wa.us](mailto:chace.pedersen@co.kittitas.wa.us)

---

## NOTICE OF APPLICATION

**Project Name:** CU-23-00002 The Outpost

**Applicant:** Michael Jackson (Landowner), Sheri Bay (Authorized Agent)

**Location:** Four (4) parcels, #636935, #136935, #960269, #960270, Section 34, T21 R14, WM in Kittitas County, bearing Assessor's map numbers 21-14-34040-0005, 21-14-34040-0004, 21-14-34040-0019, & 21-14-34040-0020. 13131 Salmon La Sac Road, Ronald WA, 98940.

**Proposed Project:** The applicants are proposing a campground on four parcels totaling approximately 9.97 acres. The proposal includes development of approximately 30 cabins, a lodge, parking, and associated infrastructure. The property is zoned Rural Recreation with a Rural Recreation land use designation. The proposed use may be permitted in this zoning designation with a Conditional Use Permit under KCC 17.15.060.

**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 Permits" & "CU-23-00002 The Outpost", Phone: (509) 962-7506

**Written Comments** on this proposal can be submitted to CDS any time prior to **5:00 p.m. on December 1, 2023**. 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.

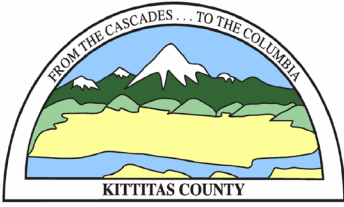
**Public Hearing:** An open record hearing will be scheduled before the Kittitas County Hearing Examiner. A Public Hearing Notice will be issued establishing the date, time, and location of this hearing.

**Environmental Review (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, 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.

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

**Required Permits:** Conditional Use Permit, SEPA, Building Permits

Notice of Application:	November 14, 2023
Application Received:	April 5, 2023
Application Complete:	October 30, 2023
Publish Daily Record:	November 14, 2023



# 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:** November 14, 2023  
**Application Received:** April 5, 2023  
**Application Complete:** October 30, 2023

**Project File Number:** CU-23-00002

**Project Name:** The Outpost

**Applicant:** Michael Jackson (Landowner), Sheri Bay (Authorized Agent)

**Location:** Four (4) parcels, #636935, #136935, #960269, #960270, Section 34, T21 R14, WM in Kittitas County, bearing Assessor's map numbers 21-14-34040-0005, 21-14-34040-0004, 21-14-34040-0019, & 21-14-34040-0020. 13131 Salmon La Sac Road, Ronald WA, 98940.

**Proposal:** The applicants are proposing a campground on four parcels totaling approximately 9.97 acres. The proposal includes development of approximately 30 cabins, a lodge, parking, and associated infrastructure. The property is zoned Rural Recreation with a Rural Recreation land use designation. The proposed use may be permitted in this zoning designation with a Conditional Use Permit under KCC 17.15.060.

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**Written Comments** on this proposal can be submitted to CDS any time prior to **5:00 p.m. on December 1, 2023**. 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 (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, 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, Building Permit

**Designated Permit Coordinator (staff contact):** Chace Pedersen, Staff Planner: (509) 962-7637; email at [chace.pedersen@co.kittitas.wa.us](mailto:chace.pedersen@co.kittitas.wa.us)

**From:** [Chace Pedersen](#)  
**To:** "Teneal Norrbom"  
**Subject:** RE: CU-23-00002 The Outpost - (Publishing) Notice of Application  
**Date:** Thursday, November 9, 2023 4:37:00 PM

---

Approved. Thanks again. Have a great weekend!

## Chace Pedersen

Planner I  
Kittitas County Community Development Services  
411 N. Ruby Street, Ste 2  
Ellensburg, WA 98926  
Office: (509) 962-7637  
[chace.pedersen@co.kittitas.wa.us](mailto:chace.pedersen@co.kittitas.wa.us)

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---

**From:** Teneal Norrbom <[tnorrbom@kvnews.com](mailto:tnorrbom@kvnews.com)>  
**Sent:** Thursday, November 9, 2023 4:30 PM  
**To:** Chace Pedersen <[chace.pedersen@co.kittitas.wa.us](mailto:chace.pedersen@co.kittitas.wa.us)>  
**Subject:** Re: CU-23-00002 The Outpost - (Publishing) Notice of Application

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Changes have been updated. It's also been a week

Teneal Norrbom | Ellensburg Daily Record

509-925-1414 ext. 570223

[www.dailyrecordnews.com](http://www.dailyrecordnews.com)

Classifieds: [classified2@kvnews.com](mailto:classified2@kvnews.com)

Legals: [legals@kvnews.com](mailto:legals@kvnews.com)

Obituaries: [obits@kvnews.com](mailto:obits@kvnews.com)

---

**From:** Chace Pedersen <[chace.pedersen@co.kittitas.wa.us](mailto:chace.pedersen@co.kittitas.wa.us)>

**Sent:** Thursday, November 9, 2023 4:14 PM

**To:** Teneal Norrbom <[tnorrbom@kvnews.com](mailto:tnorrbom@kvnews.com)>

**Subject:** RE: CU-23-00002 The Outpost - (Publishing) Notice of Application

**CAUTION, this email originated from outside the organization.**

Haha, gotta keep it interesting!

- “Proposal Project” should be “Proposed Project”
- should the last line of the “Written Comments” section (“record in their entirety”) supposed to one line up?

## Chace Pedersen

Planner I

Kittitas County Community Development Services

411 N. Ruby Street, Ste 2

Ellensburg, WA 98926

Office: (509) 962-7637

[chace.pedersen@co.kittitas.wa.us](mailto:chace.pedersen@co.kittitas.wa.us)

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---

**From:** Teneal Norrbom <[tnorrbom@kvnews.com](mailto:tnorrbom@kvnews.com)>

**Sent:** Thursday, November 9, 2023 4:09 PM

**To:** Chace Pedersen <[chace.pedersen@co.kittitas.wa.us](mailto:chace.pedersen@co.kittitas.wa.us)>

**Subject:** Re: CU-23-00002 The Outpost - (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.

Haha, Keeping me on my toes! I noticed a few changes in the format of this one.

Please give final approval prior to the deadline of 11/10 10:30am.

Thank you!

Teneal Norrbom | Ellensburg Daily Record

509-925-1414 ext. 570223

[www.dailyrecordnews.com](http://www.dailyrecordnews.com)

Classifieds: [classified2@kvnews.com](mailto:classified2@kvnews.com)

Legals: [legals@kvnews.com](mailto:legals@kvnews.com)

Obituaries: [obits@kvnews.com](mailto:obits@kvnews.com)

---

**From:** Chace Pedersen <[chace.pedersen@co.kittitas.wa.us](mailto:chace.pedersen@co.kittitas.wa.us)>

**Sent:** Thursday, November 9, 2023 3:51 PM

**To:** Teneal Norrbom <[tnorrbom@kvnews.com](mailto:tnorrbom@kvnews.com)>; KVNews Legals <[legals@kvnews.com](mailto:legals@kvnews.com)>

**Cc:** Jamey Ayling <[jamey.ayling@co.kittitas.wa.us](mailto:jamey.ayling@co.kittitas.wa.us)>; Bradley Gasawski

<[bradley.gasawski@co.kittitas.wa.us](mailto:bradley.gasawski@co.kittitas.wa.us)>; Zach Torrance-Smith <[zach.torrancesmith@co.kittitas.wa.us](mailto:zach.torrancesmith@co.kittitas.wa.us)>

**Subject:** CU-23-00002 The Outpost - (Publishing) Notice of Application

**CAUTION, this email originated from outside the organization.**

Good afternoon,

Please publish the attached legal in your paper as follows:

**Daily Record:** November 14, 2023

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

Thanks!

**Chace Pedersen**

Planner I

Kittitas County Community Development Services

411 N. Ruby Street, Ste 2

Ellensburg, WA 98926

Office: (509) 962-7637

[chace.pedersen@co.kittitas.wa.us](mailto:chace.pedersen@co.kittitas.wa.us)

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# ADVERTISING PROOF

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

BILLING DATE:	ACCOUNT NO:
11/09/23	50096

Jamey Ayling  
 KC COMMUNITY DEVELOPMENT SERVICES  
 411 N. RUBY ST, SUITE 2  
 ELLENSBURG, WA 98926

AD #	DESCRIPTION	START	STOP	TIMES	AMOUNT
447255	NOTICE OF APPLICATIO	11/14/23	11/14/23	2	\$186.75

### Payments:

Date	Method	Card Type	Last 4 Digits	Check	Amount
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Discount:	<b>\$0.00</b>	Gross:	<b>\$186.75</b>
Surcharge:	<b>\$0.00</b>	Paid Amount:	<b>\$0.00</b>
Credits:	<b>\$0.00</b>		

**Amount Due: \$186.75**

*We Appreciate Your Business!*

**NOTICE OF APPLICATION**

**Project Name (File Number):** CU-23-00002 The Outpost

**Applicant:** Michael Jackson (Landowner), Sheri Bay (Authorized Agent)

**Location:** Four (4) parcels, #636935, #136935, #960269, #960270, Section 34, T21 R14, WM in Kittitas County, bearing Assessor's map numbers 21-14-34040-0005, 21-14-34040-0004, 21-14-34040-0019, & 21-14-34040-0020. 13131 Salmon La Sac Road, Ronald WA, 98940.

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**Required Permits:** Conditional Use Permit, SEPA, Building Permits

Notice of Application: November 14, 2023  
Application Received: April 5, 2023  
Application Complete: October 30, 2023

PUBLISH: Daily Record: November 14, 2023/LEGAL #447255

Kittitas County Fire Marshal  
[dan.young@co.kittitas.wa.us](mailto:dan.young@co.kittitas.wa.us)  
[marvin.douvier.sh@co.kittitas.wa.us](mailto:marvin.douvier.sh@co.kittitas.wa.us)

Kittitas County Sheriff's Dept.  
[kim.dawson@co.kittitas.wa.us](mailto:kim.dawson@co.kittitas.wa.us)

KittCom  
[long@kittcom.org](mailto:long@kittcom.org)  
[storch@kittcom.org](mailto:storch@kittcom.org)

Kittitas County Board of County  
Commissioners  
[julie.kjorsvik@co.kittitas.wa.us](mailto:julie.kjorsvik@co.kittitas.wa.us)

Kittitas County Code Enforcement

Kittitas County Environmental Health  
[PublicHealthInspectors@co.kittitas.wa.us](mailto:PublicHealthInspectors@co.kittitas.wa.us)

Kittitas County Solid Waste Programs  
[lisa.lawrence@co.kittitas.wa.us](mailto:lisa.lawrence@co.kittitas.wa.us)  
[patti.stacey@co.kittitas.wa.us](mailto:patti.stacey@co.kittitas.wa.us)

Kittitas County Public Works  
Kittitas County Airport  
[kelee.hodges.pw@co.kittitas.wa.us](mailto:kelee.hodges.pw@co.kittitas.wa.us)  
[candie.leader@co.kittitas.wa.us](mailto:candie.leader@co.kittitas.wa.us)  
[tate.mahre@co.kittitas.wa.us](mailto:tate.mahre@co.kittitas.wa.us)

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[corrine\\_camuso@yakama.com](mailto:corrine_camuso@yakama.com)  
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[casey\\_barney@yakama.com](mailto:casey_barney@yakama.com)  
[kozi@yakamafish-nsn.gov](mailto:kozi@yakamafish-nsn.gov)  
[matj@yakamafish-nsn.gov](mailto:matj@yakamafish-nsn.gov)  
[barh@yakamafish-nsn.gov](mailto:barh@yakamafish-nsn.gov)

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(Only use Register for Non-SEPA  
Applications/Use PORTAL for SEPA  
Required Projects)  
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[lowh461@ECY.WA.GOV](mailto:lowh461@ECY.WA.GOV)  
[FormerOrchards@ecy.wa.gov](mailto:FormerOrchards@ecy.wa.gov)  
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[crosepa@ecy.wa.gov](mailto:crosepa@ecy.wa.gov)  
[rand461@ECY.WA.GOV](mailto:rand461@ECY.WA.GOV)

WA Dept. Fish and Wildlife  
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[Jennifer.Nelson@dfw.wa.gov](mailto:Jennifer.Nelson@dfw.wa.gov)  
[Elizabeth.Torrey@dfw.wa.gov](mailto:Elizabeth.Torrey@dfw.wa.gov)

Washington State DAHP  
[sepa@dahp.wa.gov](mailto:sepa@dahp.wa.gov)

James E Brooks Library  
[jorgenja@cwu.edu](mailto:jorgenja@cwu.edu)  
[nelmsk@cwu.edu](mailto:nelmsk@cwu.edu)

Kittitas County Building Dept.  
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Allison Kimball  
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Northern Kittitas County Tribune  
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