



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-23-00002 The Outpost

NOTIFICATION OF: Notice of SEPA Action

NOTIFICATION MAIL DATE: May 7, 2024

I certify that the following documentation:

- Notice of SEPA Action 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 7th day of May 2024

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

My appointment expires: 12-23-25



From: [Chace Pedersen](#)
To: ["Sabrina Nutt"](#)
Subject: RE: CU-23-00002 The Outpost - (Publishing) Notice of SEPA Action
Date: Monday, May 6, 2024 9:32:00 AM

Approved. 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

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From: Sabrina Nutt <snutt@kvnews.com>
Sent: Monday, May 6, 2024 9:31 AM
To: Chace Pedersen <chace.pedersen@co.kittitas.wa.us>
Subject: Re: CU-23-00002 The Outpost - (Publishing) Notice of SEPA Action

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, Chace,

Apologies on the delay getting this to you.

The attached proof is pending approval for the following run date(s) 05/07.
Please make changes and give approval prior to the deadline of 05/06, 10:30am.
Thank you!

[Sabrina Nutt](#) | 509-925-1414 ext. 570223

Circulation: circ@kvnews.com

Legals: legals@kvnews.com

Classifieds: classified2@kvnews.com

Obituaries: www.dailyrecordnews.com

From: Chace Pedersen <chace.pedersen@co.kittitas.wa.us>

Sent: Monday, May 6, 2024 8:22 AM

To: Sabrina Nutt <snutt@kvnews.com>; KVNews Legals <legals@kvnews.com>

Subject: RE: CU-23-00002 The Outpost - (Publishing) Notice of SEPA Action

CAUTION, this email originated from outside the organization.

Good morning,

I wanted to follow up on my previous legal request. Just hoping to make it in before the deadline for tomorrows paper.

Thanks!

Chace Pedersen

Planner I

Kittitas County Community Development Services

411 N. Ruby Street, Ste 2

Ellensburg, WA 98926

Office: (509) 962-7637

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From: Chace Pedersen

Sent: Friday, May 3, 2024 9:02 AM

To: 'Sabrina Nutt' <snutt@kvnews.com>; 'KVNews Legals' <legals@kvnews.com>

Subject: RE: CU-23-00002 The Outpost - (Publishing) Notice of SEPA Action

My apologies. Please use the attached legal for the previous request.

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

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From: Chace Pedersen

Sent: Friday, May 3, 2024 8:59 AM

To: 'Sabrina Nutt' <snutt@kvnews.com>; 'KVNews Legals' <legals@kvnews.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>

Subject: CU-23-00002 The Outpost - (Publishing) Notice of SEPA Action

Good morning,

Please publish the attached legal in your paper as follows:

Daily Record: May 7, 2024

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

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message id: 38eb45916c6dcbdac24bb8719d004a14



ADVERTISING PROOF

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 Ellensburg, WA 98926
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BILLING DATE:	ACCOUNT NO:
05/06/24	50096

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

AD #	DESCRIPTION	START	STOP	TIMES	AMOUNT
512344	N/SEPA:Outpost CU-23	05/07/24	05/07/24	2	\$157.25

Payments:

Date	Method	Card Type	Last 4 Digits	Check	Amount
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Discount:	\$0.00	Gross:	\$157.25
Surcharge:	\$0.00	Paid Amount:	\$0.00
Credits:	\$0.00		

Amount Due: \$157.25

We Appreciate Your Business!

Notice of SEPA Action**CU-23-00002 The Outpost**

NOTICE IS HEREBY given that pursuant to WAC 197-11-355 and RCW 43.21C.030(2)(c), Kittitas County Community Development Services did, on May 7, 2024, issue a Mitigated Determination of Non-Significance (MDNS) on the proposed SEPA application submitted by Michael Jackson (landowner) and Sheri Bay (authorized agent). The applicants are proposing a campground/guest ranch 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. 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. The proposed use may be permitted in this zoning designation with a Conditional Use Permit under KCC 17.15.060.

The lead agency for this proposal has determined that the proposal will not have a probable significant adverse impact on the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C and WAC 197-11-355. This decision was made after reviewing a SEPA environmental checklist, and other information on file with the lead agency. The responsible official finds this information reasonably sufficient to evaluate the environmental impact of this proposal. The complete application file is available to the public on request or may be viewed at Kittitas County Community Development Services at 411 North Ruby St, Suite 2 Ellensburg, WA 98926, or on the county website. <http://www.co.kittitas.wa.us/cds/land-use/default.aspx> (Conditional Use, View Active Applications, file number CU-23-00002 The Outpost).

Any action to set aside, enjoin, review, or otherwise challenge such action on the grounds of non-compliance with the provisions of Chapter 43.21C RCW (State Environmental Policy Act) and pursuant to Chapter 15A.07.010 KCC, may be appealed by submitting specific factual objections in writing with a fee of \$1670.00 to Kittitas County Community Development Services, 411 North Ruby Street, Suite 2, Ellensburg, WA 98926. Timely appeals must be received no later than 5:00pm, May 21, 2024.

Direct questions regarding this proposal to:
Chace Pedersen
411 N. Ruby St. Suite 2
Ellensburg, WA. 98926
509-962-7506
chace.pedersen@co.kittitas.wa.us

PUBLISH: Daily Record: May 7, 2024 /
LEGAL# 512344

**Notice of SEPA Action
CU-23-00002 The Outpost**

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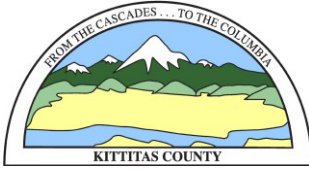
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Ellensburg, WA. 98926
509-962-7506
chace.pedersen@co.kittitas.wa.us

Date: May 7, 2024
Publish Daily Record: May 7, 2024
Appeal Period Ends: May 21, 2024



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Office (509) 962-7506

“Building Partnerships – Building Communities”

NOTICE OF SEPA ACTION

To: Applicable Agencies
Parties of Record
Applicant

From: Chace Pedersen, Planner I

Date: May 7, 2024

Subject: **CU-23-00002 The Outpost – SEPA MDNS**

NOTICE IS HEREBY given that pursuant to WAC 197-11-355 and RCW 43.21C.030(2)(c), Kittitas County Community Development Services did, on May 7, 2024, issue a Mitigated Determination of Non-Significance (MDNS) on the proposed SEPA application submitted by Michael Jackson (landowner) and Sheri Bay (authorized agent). The applicants are proposing a campground/guest ranch 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. 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. The proposed use may be permitted in this zoning designation with a Conditional Use Permit under KCC 17.15.060.

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Direct questions regarding this proposal to:

Chace Pedersen
411 N. Ruby St. Suite 2
Ellensburg, WA. 98926
509-962-7506
chace.pedersen@co.kittitas.wa.us

From: [Chace Pedersen](#)
Cc: [Jamey Ayling](#); [Bradley Gasawski](#); [Zach Torrance-Smith](#)
Bcc: "[Capt. Chad Gillespie -Fjord Fly Fishing](#)"; "[Clifford Helgeson](#)"; "[Jim Beatty](#)"; "[ken.edwards@kittitaspod.com](#)"; "[AviationLandUse@wsdot.wa.gov](#)"; "[Connor Armi](#)"; "[Larned, Kimberly - FS, WA](#)"; "[Mau, Russell E \(DOH\)](#)"; "[luke.warthen@dnr.wa.gov](#)"; "[enviroreview@yakama.com](#)"; "[Jessica Lally](#)"; "[Corrine Camuso](#)"; "[noah_oliver@yakama.com](#)"; "[Casey Barney](#)"; "[kozi@yakamafish-nsn.gov](#)"; "[matj@yakamafish-nsn.gov](#)"; "[Cathy Staup](#)"; "[Pat Staup](#)"; "[Downes, Scott G \(DFW\)](#)"; "[Ken Kladnik](#)"; "[Bev Bishop](#)"; "[Kevin Silver](#)"; DAHP SEPA; "[Ed Hines](#)"; "[Joey Curtiss](#)"; "[Dawn Vincent](#)"; "[Public Health Inspectors](#)"; "[Brett Mills](#)"; "[David Gebauer](#)"; "[Eugenia Sernikova](#)"; "[ECY RE CRO SEPA Coordinator](#)"; "[Carrie McClinton](#)"; "[Jake Laskody](#)"; "[Jeff Coleman](#)"; "[Jerilyn Twydell](#)"; "[John Schreuder](#)"; "[Kirk Mastin](#)"; "[LINDA VILLA](#)"; "[janamal163@gmail.com](#)"; "[Patty Daniels](#)"; "[Tom And Kelley](#)"; "[Amber M](#)"; "[GREG GILLISPIE](#)"; "[glarsen.firstlegacyfinancial.net](#)"; "[dougw@inland.net](#)"; "[Eleanor Freeman](#)"; "[kassandraleigh05@gmail.com](#)"; "[Candie Leader](#)"; "[Jackie Sharp](#)"; "[Cameron Curtis](#)"; "[Deborah Girard](#)"; "[James Carmody](#)"; "[Rob C.](#)"; "[Sarah Warner](#)"; "[SUE C LATIMER](#)"; "[Christensen, Gwendolyn W](#)"; "[James Roff](#)"; "[Tom or Jan Ward](#)"; "[Jeff Montague](#)"; "[jerenenoelle@gmail.com](#)"; "[jnovy13@yahoo.com](#)"; "[Lacie H](#)"; "[Linnea Hartman](#)"; "[dlandowski@comcast.net](#)"; "[srevell@roza.org](#)"; "[AnnMarie Lawler](#)"; "[Sheri Bay](#)"; "[mike@mljre.com](#)"
Subject: CU-23-00002 The Outpost - Notice of SEPA Action
Date: Tuesday, May 7, 2024 1:06:00 PM
Attachments: [CU-23-00002 The Outpost - Notices - Notice of SEPA Action Memo.pdf](#)
[SE-23-00008 The Outpost - SEPA - SEPA Checklist.pdf](#)
[CU-23-00002 The Outpost - SEPA Decision - SEPA MDNS.pdf](#)

Good morning,

Please see the attached correspondence regarding CUP application CU-23-00002 The Outpost

- Notice of SEPA Action
- SEPA MDNS
- SEPA Checklist

All documents can be found here: [CU-23-00002 The Outpost](#)

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Please contact me directly with any questions.

Thanks,

Chace Pedersen

Planner I

Kittitas County Community Development Services

411 N. Ruby Street, Ste 2

Ellensburg, WA 98926

Office: (509) 962-7637

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AS COUNTY
DEVELOPMENT SERVICES
CLUBBY STREET, SUITE 2
RONALD, WA 98926

Pat & Jana Smith
380 Domerie Bay Rd.
Ronald, WA 98940

AS COUNTY
DEVELOPMENT SERVICES
CLUBBY STREET, SUITE 2
RONALD, WA 98926

Fluery, William L
PO Box 1456
Ronald, WA 98940-1456
