



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: (RU-23-00001) Teanaway Ridge

NOTIFICATION OF: Notice of Application

NOTIFICATION MAIL DATE: November 14, 2023

I certify that the following documentation:

- Notice of Application for Teanaway Ridge Reasonable Use Permit

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

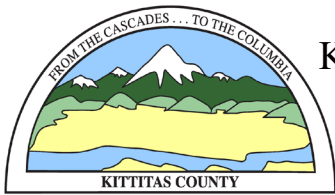
Bradley Gasawski
Planner I
County of Kittitas
State of Washington

Subscribed and sworn to before me this 13th day of November, 2023



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

My appointment expires: 12.23.25



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: October 20, 2023
Application Complete: November 9, 2023

Project Name (RU 23-00001): Teanaway Ridge Reasonable Use Variance

Applicant: Teanaway Ridge, LLC

Location: The subject property is parcels # 346534 & 19132 on WA State Route 10, southeast of the intersection of WA State Route 10 & WA State Route 970 by 0.2 miles in Cle Elum, WA. bearing Assessor's Map number 19-16-04020-0002 & 19-16-04050-0401 in Kittitas County.

Proposal: The applicant is requesting a reasonable use to offer a full-service Campground/RV park for overnight accommodations not to exceed a 14 night stay along with a two-lot short plat.

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 the CDS website at <http://www.co.kittitas.wa.us/cds/land-use/default.aspx>, under "Reasonable Use" & under permit number "RU-23-00001". 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**. Any person has the right to comment on the application and request a copy of the decision once made.

Under Title 15A.03.080 and 17A.01.060(1)(a), Reasonable Use applications 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. A Notice of Decision will be published once a decision is made. Appeals to an administrative land use decision must be filed within 10 working days with Community Development Services as outlined in Chapter 15A.07 of the Kittitas County Code. The current appeal fee is \$2,500, however you are encouraged to verify fee prior to filing of an appeal.

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

ABRAMOWSKI, JOHN & COLLEEN
7641 LOWER PEOH POINT RD
CLE ELUM, WA 98922-8927

ARD, GARY S & ROWENA M
8080 LOWER PEOH PT RD
CLE ELUM, WA 98922

AUSTIN, ROBERT W & LISA Y
4610 HWY 970
CLE ELUM, WA 98922-8393

BUNGER, PATRICIA ETAL
1671 SMITH ROAD
ZILLAH, WA 98953-9005

BURKE, WYLIE M D
1506 NE IRIS ST
ISSAQUAH, WA 98029

IRON HORSE RANCH LLC
1900 W NICKERSON ST #11653
SEATTLE, WA 98119-1661

JAMES & CINDY HEWITT FAMILY TRUST
6916 131ST AVE SE
BELLEVUE, WA 98006-4036

KIDDER, DENNIS G
11997 THORP PRAIRIE RD
CLE ELUM, WA 98922-8914

LONZO-HORISH LP
6581 LOWER PEOH PT RD
CLE ELUM, WA 98922

MCEWEN, DONN J
7611 LOWER PEOH POINT RD
CLE ELUM, WA 98922-8927

MILLS, STEVE ETUX
PO BOX 246
SELAH, WA 98942

MOORE, HAZEL N &
100 LAMBERT RD
CLE ELUM, WA 98922

SIPIC, TONI
704 W 2ND AVE
ELLENSBURG, WA 98926-3021

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

STATE OF WASH WILDLIFE
600 CAPITOL WAY N
OLYMPIA, WA 98501-1076

TEANAWAY RIDGE LLC
PO BOX 808
CLE ELUM, WA 98922-0808

WILLETTE, WAYNE & DEBORAH
2311 AIRPORT RD
CLE ELUM, WA 98922

,

Kittitas County Fire Marshal
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marvin.douvier.sh@co.kittitas.wa.us

Kittitas County Sheriff's Dept.
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Kittitas County Board of County
Commissioners
julie.kjorsvik@co.kittitas.wa.us

KittCom
long@kittcom.org
storch@kittcom.org

Kittitas County Code Enforcement

Kittitas County Environmental Health
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(Only use Register for Non-SEPA
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Required Projects)
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Steph.mifflin@co.kittitas.wa.us

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brietta.carter@doh.wa.gov (Add this and
SPUD (below) only if in Snoqualmie Pass
Area)
Snoqualmie Pass Utility District
THastings@snopass.org

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legals@kvnews.com

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Jenae.N.Churchill@usace.army.mil

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Yakima, WA 98901
lhendrix@usbr.gov

Yakima Training Center
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Northwest Training Range Complex
Kimberly.peacher@navy.mil
Robert.d.bright10.civ@army.mil

Kittitas County Assessor
Haley.mercer@co.kittitas.wa.us
Christine.garcia@co.kittitas.wa.us

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dahp@snoqualmietribe.us
adam@snoqualmietribe.us

Colville Tribe

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sam.rushing@colvilletribes.com
connor.armi.hsy@colvilletribes.com
darnell.sam.adm@colvilletribes.com
john.sirois.adm@colvilletribes.com
milton.davis.adm@colvilletribes.com

Kittitas County P.U.D.
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Joseph.Pignatelli@pse.com

Bonneville Power Administration

CMOlcese@bpa.gov
vlconnell@bpa.gov

Forest Service
kimberly.larned@usda.gov

Washington State DOT

Jacob.Prilucik@wsdot.wa.gov
SCPlanning@wsdot.wa.gov
AviationLandUse@wsdot.wa.gov

Washington State Parks
PO Box 42650
Olympia, WA 98504-2650
ken.graham@parks.wa.gov

Kittitas Valley Healthcare
Attn: CEO
603 S. Chestnut Street
Ellensburg, WA 98926
(mailed)

Irrigation District (if applicable)

Kittitas Reclamation District
sara@krdistrict.org

School District (Paste from list)

Cle Elum- Roslyn School District 404
robertsb@cersd.org
communityrelations@cersd.org

Fire District (Paste from List)

Fire District #7
Attn: Fire Chief
31 Firehouse Road
Cle Elum, WA 98922

Neighboring City (if applicable)

CITY OF CLE ELUM
mengelhart@cleelum.gov
kswanson@cleelum.gov
vamick@cleelum.gov
planning@cleelum.gov

BUREAU OF LAND MANAGEMENT

915 N. WALLA WALLA
WENATCHEE WA 98801
(mailed)

Bradley Gasawski

From: Bradley Gasawski
Sent: Thursday, November 9, 2023 9:17 AM
To: Teneal Norrbom; KVNews Legals
Cc: Jamey Ayling; Chace Pedersen; Zach Torrance-Smith; Bradley Gasawski
Subject: RU -23-00001 Teanaway Ridge - (Publishing) Notice of Application
Attachments: RU-23-00001 Teanaway Ridge NOA Legal.pdf

Good Morning,

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,

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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message id: 38eb45916c6dcbdac24bb8719d004a14

Bradley Gasawski

From: Teneal Norrbom <tnorrbom@kvnews.com>
Sent: Thursday, November 9, 2023 9:33 AM
To: Bradley Gasawski
Subject: Re: RU -23-00001 Teanaway Ridge - (Publishing) Notice of Application
Attachments: Ayling-69-446967-1.pdf

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.

Hi Bradley,

I have attached your proof scheduled for 11/14. Please give approval prior to the deadline of 11/9 10:30am.

Thank you!

Teneal Norrbom | Ellensburg Daily Record
509-925-1414 ext. 570223
www.dailyrecordnews.com
Classifieds: classified2@kvnews.com
Legals: legals@kvnews.com
Obituaries: obits@kvnews.com

From: Bradley Gasawski <bradley.gasawski@co.kittitas.wa.us>
Sent: Thursday, November 9, 2023 9:17 AM
To: Teneal Norrbom <tnorrbom@kvnews.com>; KVNews Legals <legals@kvnews.com>
Cc: Jamey Ayling <jamey.ayling@co.kittitas.wa.us>; Chace Pedersen <chace.pedersen@co.kittitas.wa.us>; Zach Torrance-Smith <zach.torrancesmith@co.kittitas.wa.us>; Bradley Gasawski <bradley.gasawski@co.kittitas.wa.us>
Subject: RU -23-00001 Teanaway Ridge - (Publishing) Notice of Application

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Office: 509.962.7539

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

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 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
446967	NOTICE OF APPLICATIO	11/14/23	11/14/23	2	\$151.76

Payments:

Date	Method	Card Type	Last 4 Digits	Check	Amount
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Discount:	\$0.00	Gross:	\$151.76
Surcharge:	\$0.00	Paid Amount:	\$0.00
Credits:	\$0.00		

Amount Due: \$151.76

We Appreciate Your Business!

NOTICE OF APPLICATION

Project Name (File Number): Teanaway Ridge
Reasonable Use Variance (RU-23-00001)

Applicant: Teanaway Ridge, LLC

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Application Complete: November 9, 2023

PUBLISH: Daily Record: November 14, 2023/LEGAL
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