



## 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: (LP-24-00002) Nelson View

NOTIFICATION OF: Notice of Decision

NOTIFICATION MAIL DATE: July 30, 2024

I certify that the following documentation:

- Notice of Decision for LP-24-00002 Nelson View Plat


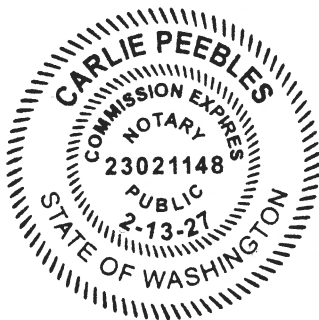
has been mailed and/or emailed to the attached list of persons and participants, and that proper notification (as attached) has been published in the Legal Newspaper(s) of Record for Kittitas County.



Signature

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

Subscribed and sworn to before me this 30<sup>th</sup> day of July 2024



Carlie Peebles  
Notary Public for the State of Washington residing  
in Ellensburg.

My appointment expires: 2-13-27



## ADVERTISING PROOF

401 N Main St,  
Ellensburg, WA 98926  
Ph. (541) 331-6473 Fax: (907) 452-5054

BILLING DATE:	ACCOUNT NO:
07/26/24	50096

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

AD #	DESCRIPTION	START	STOP	TIMES	AMOUNT
541550	NOD: LP-24-00002 Nel	07/30/24	08/06/24	4	\$209.48

### Payments:

Date	Method	Card Type	Last 4 Digits	Check	Amount
------	--------	-----------	---------------	-------	--------

Discount: **\$0.00**  
Surcharge: **\$0.00**  
Credits: **\$0.00**

Gross: **\$209.48**  
Paid Amount: **\$0.00**

Amount Due: **\$209.48**

*We Appreciate Your Business!*

**Notice of Decision  
Nelson View Long Plat  
LP-24-00002**

Pursuant to RCW 36.70B.130 and KCC 15A.06, notice is hereby given that on July 24, 2024, the Kittitas County Hearing Examiner conditionally approved the Nelson View Long Plat (LP-24-00002). The proposal includes 5 residential lots ranging in size from 5.0 acres to 5.02 acres. The subject property is currently zoned Agriculture 5 with a Rural Residential land use designation. The property is located approximately 0.25 miles northwest of the intersection of Nelson Siding Rd and Talmadge Rd. Affected property owners may request a change in valuation for property tax purposes notwithstanding any program of revaluation.

Copies of the Kittitas County Hearings Examiner Decision and related file documents may be examined at Kittitas County Community Development Services, 411 N. Ruby Suite 2, Ellensburg, WA 98926. (509) 962-7506 or on the Kittitas County website: <http://www.co.kittitas.wa.us/cds/land-use/default.aspx> and navigating to “Long Plats”, “View Active Applications”, and then “LP-24-00002 Nelson View”.

Issuance of this land use decision may be appealed by parties with standing, by filing a land use petition (LUPA) in Superior Court and serving said petition on all required parties pursuant to RCW 36.70C and KCC 15A.08, within twenty-one days of the publication issuance of this land use decision. The last day to file a LUPA is **August 20, 2024**.

If you have any questions, please contact our office at (509) 962-7506.

Dated: July 30, 2024

PUBLISH: DAILY RECORD: July 30, 2024 & August 6, 2024 / LEGAL #541550

**From:** [Chace Pedersen](#)  
**To:** ["amanda.moody@dnr.wa.gov"](mailto:amanda.moody@dnr.wa.gov); ["Mau, Russell E \(DOH\)"](#); ["Adam Osbekoff"](#); [Dan Young](#); ["AviationLandUse@wsdot.wa.gov"](mailto:AviationLandUse@wsdot.wa.gov); ["Connor Armi"](#); [DAHP SEPA](#); [Jackie Sharp](#); [Kelee Hodges](#); [Candie Leader](#); ["ECY RE CRO SEPA Coordinator"](#); [Public Health Inspectors](#); [DTR Homes: Daron Rarden](#); ["JT Rarden"](#); ["kaiserm@wsdot.wa.gov"](mailto:kaiserm@wsdot.wa.gov); ["PrilucJ@wsdot.wa.gov"](mailto:PrilucJ@wsdot.wa.gov)  
**Cc:** [Jamey Ayling](#); [Bradley Gasawski](#); [Zach Torrance-Smith](#)  
**Subject:** LP-24-00002 Nelson View - Notice of Decision  
**Date:** Tuesday, July 30, 2024 9:59:00 AM  
**Attachments:** [LP-24-00002 Nelson View - Notices - Notice of Decision Memo.pdf](#)  
[LP-24-00002 Nelson View - Decision - HE Decision 7-24-24.pdf](#)

---

Good morning,

Attached you will find correspondence regarding the Nelson View (LP-24-00002) decision. The LUPA appeal period ends **August 20, 2024**. Please contact me with any questions or concerns.

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)

---

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.

## Notice of Decision Nelson View Long Plat LP-24-00002

Pursuant to RCW 36.70B.130 and KCC 15A.06, notice is hereby given that on July 24, 2024, the Kittitas County Hearing Examiner conditionally approved the Nelson View Long Plat (LP-24-00002). The proposal includes 5 residential lots ranging in size from 5.0 acres to 5.02 acres. The subject property is currently zoned Agriculture 5 with a Rural Residential land use designation. The property is located approximately 0.25 miles northwest of the intersection of Nelson Siding Rd and Talmadge Rd. Affected property owners may request a change in valuation for property tax purposes notwithstanding any program of revaluation.

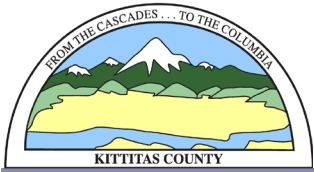
Copies of the Kittitas County Hearings Examiner Decision and related file documents may be examined at Kittitas County Community Development Services, 411 N. Ruby Suite 2, Ellensburg, WA 98926. (509) 962-7506 or on the Kittitas County website: <http://www.co.kittitas.wa.us/cds/land-use/default.aspx> and navigating to “Long Plats”, “View Active Applications”, and then “LP-24-00002 Nelson View”.

Issuance of this land use decision may be appealed by parties with standing, by filing a land use petition (LUPA) in Superior Court and serving said petition on all required parties pursuant to RCW 36.70C and KCC 15A.08, within twenty-one days of the publication issuance of this land use decision. The last day to file a LUPA is **August 20, 2024**.

If you have any questions, please contact our office at (509) 962-7506.

Dated: July 30, 2024

Publish Daily Record: July 30, 2024 & August 6, 2024



## 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"

### **Notice of Decision Nelson View Long Plat LP-24-00002**

**To:** Interested Parties (KCC 15A.06)  
Applicants

**From:** Chace Pedersen, Planner I

**Date:** July 30, 2024

**Subject:** Nelson View Decision (LP-24-00002)

---

Pursuant to RCW 36.70B.130 and KCC 15A.06, notice is hereby given that on July 24, 2024, the Kittitas County Hearing Examiner conditionally approved the Nelson View Long Plat (LP-24-00002). The proposal includes 5 residential lots ranging in size from 5.0 acres to 5.02 acres. The subject property is currently zoned Agriculture 5 with a Rural Residential land use designation. The property is located approximately 0.25 miles northwest of the intersection of Nelson Siding Rd and Talmadge Rd. Affected property owners may request a change in valuation for property tax purposes notwithstanding any program of revaluation.

Copies of the Kittitas County Hearings Examiner Decision and related file documents may be examined at Kittitas County Community Development Services, 411 N. Ruby Suite 2, Ellensburg, WA 98926. (509) 962-7506 or on the Kittitas County website: <http://www.co.kittitas.wa.us/cds/land-use/default.aspx> and navigating to "Long Plats" then the "LP-24-00002 Nelson View"

Issuance of this land use decision may be appealed by parties with standing, by filing a land use petition (LUPA) in Superior Court and serving said petition on all required parties pursuant to RCW 36.70C and KCC 15A.08, within twenty-one days of the publication issuance of this land use decision. The last day to file a LUPA is **August 20, 2024**.

If you have any questions, please contact our office at (509) 962-7506.