

## 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: (SE-24-00021) Johnson Ag Utility Building

NOTIFICATION OF: Notice of SEPA Application

NOTIFICATION MAIL DATE: July 2, 2024

I certify that the following documentation:

- Notice of SEPA Application for SE-24-00021 Johnson Ag Utility Building

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 2<sup>nd</sup> day of July 2024

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

My appointment expires: \_\_\_\_\_



## ADVERTISING PROOF

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

BILLING DATE:	ACCOUNT NO:
06/26/24	50096

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

AD #	DESCRIPTION	START	STOP	TIMES	AMOUNT
531005	NOA:Johnson Ag Ut Bl	07/02/24	07/02/24	2	\$127.24

### Payments:

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

Gross: **\$127.24**  
Paid Amount: **\$0.00**

Amount Due: **\$127.24**

*We Appreciate Your Business!*

## NOTICE OF APPLICATION

**Project File Number:** Johnson Ag Utility Building (SE-24-00021)

**Applicant:** David Carson (Owner Representative)

**Location:** The subject property is parcel # 145133, located at 11810 Manastash Road in Ellensburg WA 98926, approximately 3.51 miles west from the intersection of Manastash Road and Cove Road. The property is in Section 16, Township 17, Range 17 in Kittitas County. Map number 17-17-16010-0003.

**Proposal:** The applicants are proposing the construction of a two story, 12,000 square foot agricultural utility building to be partially buried in a hillside.

**Materials Available for Review:** The complete SEPA Checklist and application file may be viewed at Kittitas County Community Development Services, 411 N. Ruby St. Suite 2, Ellensburg, WA 98926 during regular business hours. The file can also be viewed online at <https://www.co.kittitas.wa.us/cds/land-use/default.aspx> navigating to "State Environmental Policy Act (SEPA)", "View Active Applications", and then application number "SE-24-00021 Johnson Ag Utility Building".

**Written Comments** s from the public may be submitted to the Kittitas County Community Development Services no later than **July 18, 2024, at 5:00 p.m.**, after which a SEPA threshold determination will be issued pursuant to 43.21C RCW (State Environmental Policy Act). A Determination of Non-Significance (DNS) is expected to be issued using the optional DNS process under WAC 197-11-355. This may be the only opportunity to comment on the environmental impacts of this proposal. A copy of this subsequent threshold determination will be available to the public upon request.

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

**Application Received: June 5, 2024**  
**Application Complete: June 24, 2024**  
**Notice of Application: July 2, 2024**

PUBLISH: Daily Record: July 2, 2024 /  
LEGAL# 531005

ROELOFS, NATHAN WILLARD &  
ANGELA YONG  
2704 NE 38TH AVE  
PORTLAND, OR 97212

GREELEY, SAMUEL S JR  
1818 24TH AVE  
SEATTLE, WA 98122-3073

BROWN, WILLIAM B  
11814 MANASTASH ROAD  
ELLENSBURG, WA 98926-7803

JOHNSON, SEAN E  
11810 MANASTASH RD  
ELLENSBURG, WA 98926

PETERS, JOSHUA & TARA  
2009 MARKET ST  
KIRKLAND, WA 98033-4960

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

**From:** [Chace Pedersen](#)  
**To:** [Dan Young](#); [Marvin Douvier \(SH\)](#); [Kim Dawson](#); ["adminstaff@kittcom.org"](#); ["storch@kittcom.org"](#); ["julie.kjorsvik@co.kittitas.wa.us"](#); [Laura Kukes](#); [Public Health Inspectors](#); ["lisa.lawrence@co.kittitas.wa.us"](#); ["patti.stacey@co.kittitas.wa.us"](#); [Kelee Hodges](#); [Candie Leader](#); [Tate Mahre](#); [Jackie Sharp](#); [Samantha Cox](#); [Josh Fredrickson](#); [Cameron Curtis](#); [Jeremy Larson](#); [Steph Mifflin](#); [Haley Mercer](#); [Christy Garcia](#); ["ken.edwards@kittitaspud.com"](#); [DAHP SEPA](#); ["enviroreview@yakama.com"](#); ["Corrine Camuso"](#); ["Jessica Lally"](#); ["noah.oliver@yakama.com"](#); ["Casey Barney"](#); ["kozj@yakamafish-nsn.gov"](#); ["Guy Moura"](#); ["sam.rushing@colvilletribes.com"](#); ["Connor Armi"](#); ["darnell.sam.adm@colvilletribes.com"](#); ["john.sirois.adm@colvilletribes.com"](#); ["milton.davis.adm@colvilletribes.com"](#); ["steve@snoqualmtribe.us"](#); [DAHP SEPA](#); ["Adam Osbekoff"](#); ["Mau, Russell E \(DOH\)"](#); ["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 \(DFW\)"](#); ["cassandra.weekes@dfw.wa.gov"](#); ["rivers@dnr.wa.gov"](#); ["luke.warthen@dnr.wa.gov"](#); ["SEPCENTER@dnr.wa.gov"](#); ["MARTIN.MAUNEY@dnr.wa.gov"](#); ["amanda.moody@dnr.wa.gov"](#); ["Hendrix, Leah D"](#); ["ken.graham@parks.wa.gov"](#); ["Larned, Kimberly - FS, WA"](#); ["Deborah.j.knaub@usace.army.mil"](#); ["jenae.n.churchill@usace.army.mil"](#); ["Jacob.Prilucik@wsdot.wa.gov"](#); ["SCPlanning@wsdot.wa.gov"](#); ["AviationLandUse@wsdot.wa.gov"](#); ["CMOIcee@bpa.gov"](#); ["Connell,Valorie L \(BPA\) - TERR-PASCO"](#); ["rightofway@pse.com"](#); ["dylan.marcus@pse.com"](#); ["jorgenia@cwu.edu"](#); ["nelmsk@cwu.edu"](#); ["brooksideconsulting@gmail.com"](#); ["tribune@nkctribune.com"](#); ["terry@nkctribune.com"](#); ["Sabrina Nutt"](#); ["KVNewsLegals"](#); ["kimberly.preacher@navy.mil"](#); ["robert.d.bright10.civ@army.mil"](#); ["mark.a.gradwohl.civ@mail.mil"](#); ["Rich Elliott"](#); ["sara@krdistrict.org"](#); ["yusid@ci.ellensburg.wa.us"](#); ["pubworks@ci.ellensburg.wa.us"](#); ["comdev@ci.ellensburg.wa.us"](#); ["energyservices@ci.ellensburg.wa.us"](#); ["jonesc@ci.ellensburg.wa.us"](#); ["johnstonj@ci.ellensburg.wa.us"](#)  
**Cc:** [Jamey Ayling](#); [Zach Torrance-Smith](#); [Bradley Gasawski](#); ["dcarson@borarch.com"](#)  
**Subject:** SE-24-00021 Johnson Ag Utility Building - Notice of Application  
**Date:** Tuesday, July 2, 2024 10:39:00 AM  
**Attachments:** [SE-24-00021 Johnson Ag Utility Building - Notices - NOA Memo.pdf](#)  
[SE-24-00021 Johnson Ag Utility Building - Application - SEPA Checklist.pdf](#)

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Good morning,

CDS is requesting comments on the following SEPA application: **SE-24-00021 Johnson Ag Utility Barn**. Links to the file materials can be found below. Kittitas County anticipates issuing a DNS for this project application and is using the optional SEPA process. This may be the only opportunity to comment on the environmental impacts of this project.

The comment period will end **July 18, 2024, at 5pm**. CDS will assume your agency does not wish to provide comment if not received by this date. Please contact me directly with any questions or issues accessing the materials.

**Public Access:** [SE-24-00021 Johnson Ag Utility Barn](#)

**Internal Access:** [SE-24-00021 Johnson Ag Utility Barn](#)

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)

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## NOTICE OF APPLICATION

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**Applicant:** David Carson (Owner Representative)

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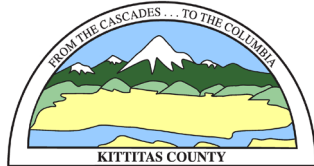
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**Required Permits:** SEPA, Shoreline Exemption

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