

KITITITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITITITAS.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 Action

NOTIFICATION MAIL DATE: September 3, 2024

I certify that the following documentation:

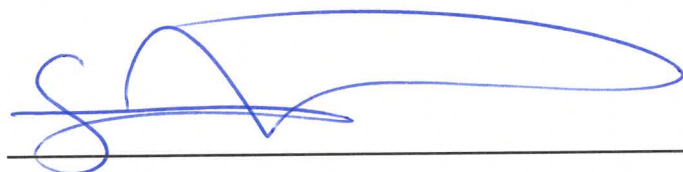
- Notice of SEPA Action for SE-24-00021 Johnson Ag Utility Building

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 3rd day of September 2024



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

My appointment expires: 12.23.25





ADVERTISING PROOF

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

BILLING DATE:	ACCOUNT NO:
08/29/24	50096

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

AD #	DESCRIPTION	START	STOP	TIMES	AMOUNT
554117	NA:SE-24-00021 Johns	09/03/24	09/03/24	2	\$157.25

Payments:

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

Gross: **\$157.25**
Paid Amount: **\$0.00**

Amount Due: **\$157.25**

We Appreciate Your Business!

Notice of SEPA Action
SE-24-00021 Johnson Ag Utility Building

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 September 3, 2024, issue a Mitigated Determination of Non-Significance (MDNS) on the proposed SEPA application submitted by David Carson (authorized agent). The applicants are proposing the construction of a two story, 12,000 square foot agricultural utility building to be partially buried in a hillside. The project is proposed on a site that is zoned Forest and Range with a Rural Working land use designation. 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.

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 review of 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> (State Environmental Policy Act (SEPA), View Active Applications, file number SE-24-00021 Johnson Ag Utility Building).

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, September 17, 2024.

Direct questions regarding this proposal to:
Chace Pedersen
411 N. Ruby St. Suite 2
Ellensburg, WA. 98926
509-962-7637
chace.pedersen@co.kittitas.wa.us

Date: September 3, 2024
Publish Daily Record: September 3, 2024
Appeal Period Ends: September 17, 2024

PUBLISH: Daily Record: SEPTEMBER 3, 2024 /
LEGAL #554117

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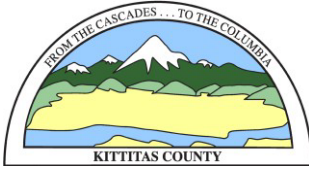
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"Building Partnerships – Building Communities"

NOTICE OF SEPA ACTION

To: Applicable Agencies
Parties of Record
Applicant

From: Chace Pedersen, Planner I

Date: February 27, 2024

Subject: **SE-24-00021 Johnson Ag Utility Building – 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 September 3, 2024, issue a Mitigated Determination of Non-Significance (MDNS) on the proposed SEPA application submitted by David Carson (authorized agent). The applicants are proposing the construction of a two story, 12,000 square foot agricultural utility building to be partially buried in a hillside. The project is proposed on a site that is zoned Forest and Range with a Rural Working land use designation. 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.

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Direct questions regarding this proposal to:

Chace Pedersen
411 N. Ruby St. Suite 2
Ellensburg, WA. 98926
509-962-7637
chace.pedersen@co.kittitas.wa.us

From: [Chace Pedersen](#)
To: ["amanda.moody@dnr.wa.gov"](#); ["Jessica Lally"](#); ["Adam Osbekoff"](#); [Rich Elliott](#); ["Mau, Russell E \(DOH\)"](#); [Public Health Inspectors](#); ["Connor Armi"](#); ["ken.edwards@kittitaspud.com"](#); [Jackie Sharp](#); [Cameron Curtis](#); [Candie Leader](#); [Kelee Hodges](#); ["wnee461@ecy.wa.gov"](#); ["ECY RE CRO SEPA Coordinator"](#); ["Wilson, Chelsea"](#); ["Nelson, Jennifer L \(DFW\)"](#); ["Dave Carson"](#)
Cc: [Jamey Ayling](#); [Bradley Gasawski](#); [Zach Torrance-Smith](#)
Subject: SE-24-00021 Johnson Ag Utility Building - Notice of SEPA Action
Date: Tuesday, September 3, 2024 10:36:00 AM
Attachments: [SE-24-00021 Johnson Ag Utility Building - Notice of SEPA Action Memo.pdf](#)
[SE-24-00021 Johnson Ag Utility Building - Decision - SEPA MDNS.pdf](#)
[SE-24-00021 Johnson Ag Utility Building - Application - SEPA Checklist.pdf](#)

Good morning,

Please see the attached correspondence regarding SEPA application SE-24-00021 Johnson Ag Utility Building

- Notice of SEPA Action
- SEPA MDNS
- Johnson Ag Utility Building SEPA Checklist

All documents can be found here: [SE-24-00021 Johnson Ag Utility Building](#)

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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

chace.pedersen@co.kittitas.wa.us

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