



# 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: (ACU-23-00003) Atlas

NOTIFICATION OF: Notice of Decision, Notice of SEPA Action

NOTIFICATION MAIL DATE: October 26, 2023

I certify that the following documentation:

- Notice of Decision for ACU-23-00003 Atlas Administrative Conditional Use Application
- Notice of SEPA Action for ACU-23-00003 Atlas Administrative Conditional Use 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

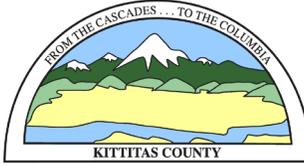
Chace Pedersen  
Planner I  
Community Development Services  
County of Kittitas  
State of Washington

Subscribed and sworn to before me this 26<sup>th</sup> day of October 2023



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

My appointment expires: 12-23-25



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Office (509) 962-7506

---

### NOTICE OF DECISION

**TO:** Applicant  
Interested Parties (KCC 15A.06)

**FROM:** Chace Pedersen, Staff Planner

**DATE:** October 26, 2023

**SUBJECT:** Notice of Decision  
Atlas Tower Administrative Conditional Use (ACU-23-00003)

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**Notice** is hereby given that on October 26, 2023, conditional preliminary approval was granted to Atlas Tower 1 LLC and Victor Strand for an administrative conditional use application to place a telecommunications tower and associated infrastructure. The subject property is zoned Agriculture 20. The property is one (1) tax parcel #818833, Section 18, T17, R18, WM in Kittitas County, bearing Assessor's map number 17-18-18010-0001.

Related file documents may be examined at Kittitas County Community Development Services, 411 N. Ruby Suite 2, Ellensburg, WA 98926. (509) 962-7506 or found online at <https://www.co.kittitas.wa.us/cds/default.aspx> under "Planning", "Land Use", "Conditional Use Permits", and file number "ACU-23-00003 Atlas".

Kittitas County Code (Chapter 15A.07.010) stipulates that an appeal of this administrative land use decision must be filed within 10 (ten) working days by submitting specific factual objections and a fee of \$1670 to Kittitas County. The appeal deadline for this project is **November 9, 2023, at 5:00p.m.** Appeals shall be submitted to Kittitas County Community Development Services at 411 N Ruby St, Suite 2, Ellensburg, WA 98926.

## NOTICE OF DECISION

**Project Name (File Number):** Atlas Tower Administrative Conditional Use (ACU-23-00003)

**Applicant:** Atlas Tower 1 LLC, Victor Strand (landowner)

**Location:** One (1) parcel #818833, Section 18, T17, R18, WM in Kittitas County, bearing Assessor's map number 17-18-18010-0001.

**Notice** is hereby given that on October 26, 2023, conditional preliminary approval was granted to Atlas Tower 1 LLC and Victor Strand for an administrative conditional use application to place a telecommunications tower and associated infrastructure. The subject property is zoned Agriculture 20.

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

**Notice of Decision:** October 26, 2023

**Notice of Application:** August 8, 2023

**Application Received:** July 13, 2023

**Application Complete:** August 2, 2023

**Publish Daily Record:** October 26, 2023



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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:** October 26, 2023

**Subject:** ACU-23-00003 Atlas – 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 October 26, 2023, issue a Mitigated Determination of Non-Significance (MDNS) on the proposed SEPA application submitted by Atlas Tower 1 LLC and Victor Strand (landowner). The applicants are proposing the placement of a telecommunication tower and associated facilities. Communication facilities may be authorized in all zoning districts with an administrative conditional use permit. The subject property is zoned Agriculture 20. The subject property is parcel #818833, in Section 18, Township 17, Range 18, in Kittitas County.

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> (Conditional Use Permits, file number ACU-23-00003 Atlas).

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, November 9, 2023.**

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](mailto:chace.pedersen@co.kittitas.wa.us)

**Notice of SEPA Action**  
**ACU-23-00003 Atlas**

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Ellensburg, WA. 98926  
509-962-7637  
[chace.pedersen@co.kittitas.wa.us](mailto:chace.pedersen@co.kittitas.wa.us)

**Date: October 26, 2023**  
**Publish Daily Record: October 26, 2023**  
**Appeal Period Ends: November 9, 2023**

**From:** [Chace Pedersen](#)  
**To:** "Teneal Norrbom"  
**Subject:** RE: ACU-23-00003 Atlas - (Publishing) Notice of Decision & Notice of SEPA Action  
**Date:** Tuesday, October 24, 2023 4:46:00 PM

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Both approved. That's the last one for today I promise!

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](mailto:chace.pedersen@co.kittitas.wa.us)

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**From:** Teneal Norrbom <[tnorrbom@kvnews.com](mailto:tnorrbom@kvnews.com)>  
**Sent:** Tuesday, October 24, 2023 4:43 PM  
**To:** Chace Pedersen <[chace.pedersen@co.kittitas.wa.us](mailto:chace.pedersen@co.kittitas.wa.us)>  
**Subject:** Re: ACU-23-00003 Atlas - (Publishing) Notice of Decision & 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.

Chace,

I have attached your 2 proofs scheduled for 10/26. Please let me know if they are approved prior to the deadline of 10/25, 10:30am.

**Teneal Norrbom | Ellensburg Daily Record**

509-925-1414 ext. 570223

[www.dailyrecordnews.com](http://www.dailyrecordnews.com)

Classifieds: [classified2@kvnews.com](mailto:classified2@kvnews.com)

Legals: [legals@kvnews.com](mailto:legals@kvnews.com)

Obituaries: [obits@kvnews.com](mailto:obits@kvnews.com)

---

**From:** Chace Pedersen <[chace.pedersen@co.kittitas.wa.us](mailto:chace.pedersen@co.kittitas.wa.us)>

**Sent:** Tuesday, October 24, 2023 4:02 PM

**To:** Teneal Norrbom <[tnorrbom@kvnews.com](mailto:tnorrbom@kvnews.com)>; KVNews Legals <[legals@kvnews.com](mailto:legals@kvnews.com)>

**Cc:** Jamey Ayling <[jamey.ayling@co.kittitas.wa.us](mailto:jamey.ayling@co.kittitas.wa.us)>; Bradley Gasawski <[bradley.gasawski@co.kittitas.wa.us](mailto:bradley.gasawski@co.kittitas.wa.us)>; Zach Torrance-Smith <[zach.torrancesmith@co.kittitas.wa.us](mailto:zach.torrancesmith@co.kittitas.wa.us)>

**Subject:** ACU-23-00003 Atlas - (Publishing) Notice of Decision & Notice of SEPA Action

**CAUTION, this email originated from outside the organization.**

Good afternoon,

Please publish the attached legal in your paper as follows:

**Daily Record:** October 26, 2023

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

[chace.pedersen@co.kittitas.wa.us](mailto:chace.pedersen@co.kittitas.wa.us)

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message id: 38eb45916c6dcbdac24bb8719d004a14



# ADVERTISING PROOF

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

BILLING DATE:	ACCOUNT NO:
10/24/23	50096

Jamey Ayling  
 KC COMMUNITY DEVELOPMENT SERVICES  
 411 N. RUBY ST, SUITE 2  
 ELLENSBURG, WA 98926

AD #	DESCRIPTION	START	STOP	TIMES	AMOUNT
439702	NOTICE OF DECISION P	10/26/23	10/26/23	2	\$119.25

### Payments:

Date	Method	Card Type	Last 4 Digits	Check	Amount
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Discount:	<b>\$0.00</b>	Gross:	<b>\$119.25</b>
Surcharge:	<b>\$0.00</b>	Paid Amount:	<b>\$0.00</b>
Credits:	<b>\$0.00</b>		

**Amount Due: \$119.25**

*We Appreciate Your Business!*

**NOTICE OF DECISION**

**Project Name (File Number):** Atlas Tower Administrative Conditional Use (ACU-23-00003)

**Applicant:** Atlas Tower 1 LLC, Victor Strand (landowner)

**Location:** One (1) parcel #818833, Section 18, T17, R18, WM in Kittitas County, bearing Assessor's map number 17-18-18010-0001.

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**Notice of Decision:** October 26, 2023

**Notice of Application:** August 8, 2023

**Application Received:** July 13, 2023

**Application Complete:** August 2, 2023

**PUBLISH:** Daily Record: October 26, 2023/LEGAL #: 439702



# ADVERTISING PROOF

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

BILLING DATE:	ACCOUNT NO:
10/24/23	50096

Jamey Ayling  
 KC COMMUNITY DEVELOPMENT SERVICES  
 411 N. RUBY ST, SUITE 2  
 ELLENSBURG, WA 98926

AD #	DESCRIPTION	START	STOP	TIMES	AMOUNT
439709	NOTICE of SEPA Actio	10/26/23	10/26/23	2	\$146.75

### Payments:

Date	Method	Card Type	Last 4 Digits	Check	Amount
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Discount:	<b>\$0.00</b>	Gross:	<b>\$146.75</b>
Surcharge:	<b>\$0.00</b>	Paid Amount:	<b>\$0.00</b>
Credits:	<b>\$0.00</b>		

**Amount Due: \$146.75**

*We Appreciate Your Business!*

**NOTICE of SEPA Action  
ACU-23-00003 Atlas**

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**Date: October 26, 2023**  
**Appeal Period Ends: November 9, 2023**

PUBLISH: Daily Record: October 26, 2023/LEGAL #: 439709

Confederated Tribes of the Colville  
Reservation  
[Connor.armi.hsy@colvilletribes.com](mailto:Connor.armi.hsy@colvilletribes.com)  
[Guy.moura@colvilletribes.com](mailto:Guy.moura@colvilletribes.com)

Kittitas Valley Fire & Rescue  
[elliotttr@kvfr.org](mailto:elliotttr@kvfr.org)

WSDOT – Aviation  
[aviationlanduse@wsdot.wa.gov](mailto:aviationlanduse@wsdot.wa.gov)

Kittitas County Public Health  
[publichealthinspectors@co.kittitas.wa.us](mailto:publichealthinspectors@co.kittitas.wa.us)

Kittitas County Public Works  
[kelee.hodges.pw@co.kittitas.wa.us](mailto:kelee.hodges.pw@co.kittitas.wa.us)  
[candie.leader@co.kittitas.wa.us](mailto:candie.leader@co.kittitas.wa.us)  
[tate.mahre@co.kittitas.wa.us](mailto:tate.mahre@co.kittitas.wa.us)

Kittitas County CDS  
[Jeremy.larson@co.kittitas.wa.us](mailto:Jeremy.larson@co.kittitas.wa.us)

Kittitas County Fire Marshal  
[Dan.young@co.kittitas.wa.us](mailto:Dan.young@co.kittitas.wa.us)

Applicants  
[lukypugs@fairpoint.net](mailto:lukypugs@fairpoint.net)  
[slayton@atlastowers.com](mailto:slayton@atlastowers.com)

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Jeff Smith  
[jeff@orrionfarms.com](mailto:jeff@orrionfarms.com)

Jil Zilligen & Chris Schedler  
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Mark & Yumi Hanson  
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Candice Comfort  
[candicecomfort@gmail.com](mailto:candicecomfort@gmail.com)

Dana Ogan  
[danaoganrdn@gmail.com](mailto:danaoganrdn@gmail.com)

Julie & Mike Sumner  
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[Gd2bking@hotmail.com](mailto:Gd2bking@hotmail.com)

Justine Magnotti  
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Melissa Schumaier  
[melissaschumaier@hotmail.com](mailto:melissaschumaier@hotmail.com)

Shanna & Brad Ishler  
[bnsishler@gmail.com](mailto:bnsishler@gmail.com)

Jim & Teri Ellis  
520 Blazing Sky Ln  
Ellensburg, WA 98926

Joseph Kingston  
[evolvevw@gmail.com](mailto:evolvevw@gmail.com)

Justin & Rebecca Seth  
[Beccaseth01@gmail.com](mailto:Beccaseth01@gmail.com)  
[sethmotors@fairpoint.net](mailto:sethmotors@fairpoint.net)

Ronni Collins  
[Rmcollins545@gmail.com](mailto:Rmcollins545@gmail.com)

Thomas Cole  
[ranchocole@icloud.com](mailto:ranchocole@icloud.com)

Ann Fonken  
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Carl & Marguerite Marrs  
[margueriteM@johnlscott.com](mailto:margueriteM@johnlscott.com)

Cassandra Baldassano  
[Cassandra.baldassano@outlook.com](mailto:Cassandra.baldassano@outlook.com)

Rebecca M. Watts  
[becky@wattsunique.com](mailto:becky@wattsunique.com)

Robert Ceraolo  
[Robertceraolo60@gmail.com](mailto:Robertceraolo60@gmail.com)

Rod Johnson  
[rwjconsult@hotmail.com](mailto:rwjconsult@hotmail.com)

**From:** [Chace Pedersen](#)  
**To:** "Connor Armi"; "guy.moura@colvilletribes.com"; "elliotr@kvfr.org"; "AviationLandUse@wsdot.wa.gov"; Public Health Inspectors; Kelee Hodges; Candie Leader; Tate Mahre; Jeremy Larson; Dan Young; lukypugs@fairpoint.net; "Sandra Layton"; "frances ceraolo"; "John Schmit"; "Jeff Smith"; "Jil Zilligen"; "manastashridge@yahoo.com"; "mcnz10@gmail.com"; "Scott and Katherine Malcolm"; "Candice Comfort"; "Dana Ogan"; "julie sumner"; mike sumner; "Justine MacRae"; "Melissa Schumaier"; "Brad Ishler"; "Joseph Kingston"; "Becca Seth"; Justin; "Ronni Marie Collins"; "ranhocole@cloud.com"; "Ann Fonken"; "Marguerite Marrs"; "Cassandra Baldassano"; "B Watts"; "Robert Ceraolo"; "Rod Johnson"  
**Cc:** [Jamey Ayling](#); [Bradley Gasawski](#); [Zach Torrance-Smith](#)  
**Subject:** ACU-23-00003 Atlas - Notice of SEPA Action & Notice of Decision  
**Date:** Thursday, October 26, 2023 1:12:00 PM  
**Attachments:** [ACU-23-00003 Atlas - Notice of SEPA Action Memo.pdf](#)  
[ACU-23-00003 Atlas - SEPA MDNS Signed.pdf](#)  
[ACU-23-00003 Atlas Tower SEPA Checklist.pdf](#)  
[ACU-23-00003 Atlas - Notice of Decision Memo.pdf](#)  
[ACU-23-00003 Atlas - Findings of Fact, Decision, & Conditions of Approval.pdf](#)

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Good morning,

Please see the attached correspondence regarding the Administrative Conditional Use application ACU-23-00003 Atlas.

- Notice of SEPA Action
- SEPA MDNS
- Atlas Tower SEPA Checklist
- Notice of Decision
- ACU Findings of Fact, Decision, and Conditions of Approval

All documents can be found here: [ACU-23-00003 Atlas](#)

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, November 9, 2023.**

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