



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-24-00012) Solar Dolar

NOTIFICATION OF: Notice of Application

NOTIFICATION MAIL DATE: April 11, 2024

I certify that the following documentation:

- Notice of Application for Solar Dolar SEPA 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

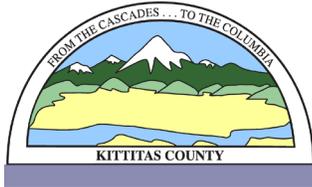
Bradley Gasawski
Planner I
County of Kittitas
State of Washington

Subscribed and sworn to before me this 11th day of April, 2024

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

“Building Partnerships – Building Communities”

NOTICE OF APPLICATION

Notice of Application: April 11, 2024
Application Received: March 11, 2024
Deemed Complete: April 9, 2024

Project Name (File Number): Solar Dolar (SE-24-00012)

Applicant: Joel Greear

Location: The subject properties are parcel #'s 963365, approximately 4.2 miles on Umptanum Road west of the intersection of Canyon Road and Umptanum Road, southwest of Ellensburg, WA. in Section 27, Township 17, Range 18, in Kittitas County.

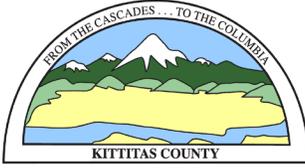
Proposal: Joel Greear is proposing a driveway enlargement and excavation for shop & single-family residence. The project is proposed on a site that is zoned Forest & Range with a Rural Working land use designation.

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),” then to the application number “SE-24-00012 Solar Dolar”.

Written Comments from the public may be submitted to the Kittitas County Community Development Services no later than **April 25, 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 Mitigated Determination of Non-Significance 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.

Required Permits: SEPA & Grading Permit

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



**State Environmental Policy Act
PRELIMINARY MITIGATED DETERMINATION OF NONSIGNIFICANCE**

Description: **Joel Greear** is proposing a driveway enlargement and excavation for future shop & single-family residence. The project is proposed on a site that is zoned Forest & Range with a Rural Working land use designation. The proposal is classified under Kittitas County Code (KCC) 17.15.060.1 as “single-family dwelling.” As defined in the allowable uses table, this is a permitted use in the existing zone and land use designation.

Proponent: Joel Greear, Applicant

Location: The subject properties are parcel #'s 963365, approximately 4.2 miles on Umptanum Road west of the intersection of Canyon Road and Umptanum Road, southwest of Ellensburg, WA. in Section 27, Township 17, Range 18, in Kittitas County.

Lead Agency: Kittitas County Community Development Services

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.030 (2) (c) and WAC 197-11. This decision was made after review of a SEPA environmental checklist and other information on file with the lead agency, after considering voluntary mitigation measures which the lead agency or the applicant will implement as part of the proposal, and after considering mitigation measures required by existing laws and regulations that will be implemented by the applicant as part of the Kittitas County permit process. The responsible official finds this information reasonably sufficient to evaluate the environmental impact of this proposal. This information is available to the public on request or can be viewed at the Kittitas County Community Development Services website at: <http://www.co.kittitas.wa.us/cds/land-use/default.aspx> under “State Environmental Policy Act (SEPA)” View Active Applications” using the file number “SE-24-00012 Solar Dolar”

The lead agency has determined that certain mitigation measures are necessary in order to issue a Mitigated Determination of Non-Significance (MDNS) for this proposal. Prior to issuing the MDNS, a preliminary MDNS will be sent out with the Notice of Application. The mitigation measures include the following:

Earth

- 1) A fill and grade permit is required pursuant to Kittitas County Code 14.05.050

Air

- 1) A dust control plan shall be developed and implemented during construction of the project.
- 2) During construction, reduction of construction caused dust and airborne contaminants shall be reduced through the use of water or other Department of Ecology approved methods.

Cultural Resources and Historic Preservation

- 1) Should ground disturbing or other activities related to the proposed plat result in the inadvertent discovery of cultural or archaeological materials, work shall be stopped in the immediate area and contact be made with the Washington State DAHP. Work shall remain suspended until the find is assessed and appropriate consultation is conducted. Should human remains be inadvertently discovered, as dictated by Washington State RCW 27.44.055, work shall be immediately halted in the area and contact made with the coroner and local law enforcement in the most expeditious manner possible.

Transportation

- 1) The applicant shall adhere to all applicable regulations as set forth in the current Kittitas County Road Standards.
- 2) The access locations shall be reviewed by the Kittitas County Department of Public Works to ensure that the access locations meet all applicable criteria for ingress/egress.

The County expects to issue a Mitigated Determination of Non-Significance (MDNS) for this proposal, and will use the optional MDNS process authorized by WAC 197-11-355, meaning this may be the only opportunity for the public to comment on the environmental impacts of the proposal. Comments on this proposal can be submitted to CDS any time prior to 5:00 p.m. on April 25, 2024.

Questions or Comments regarding this determination can be directed to Bradley Gasawski, 509.962.7539 or bradley.gasawski@co.kittitas.wa.us.

Responsible Official: _____
Jamey Ayling

Title: Planning Official

Address: Kittitas County Community Development Services
411 N. Ruby Street, Suite 2
Ellensburg, WA. 98926
Phone: (509) 962-7506

Date: April 10, 2024

	Agency	Agency Contact Email	Notes
Kittitas County & Public Utility Districts	Kittitas County Fire Marshal	dan.young@co.kittitas.wa.us	
	Kittitas County Sheriff's Dept. KittCom	marvin.douvier.sh@co.kittitas.wa.us	
		kim.dawson@co.kittitas.wa.us	
	Kittitas County Board of County Commissioners	adminstaff@kittcom.org	
		storch@kittcom.org	
	Kittitas County Code Enforcement	julie.kjorsvik@co.kittitas.wa.us	
	Kittitas County Environmental Health	laura.kukes@co.kittitas.wa.us	
	Kittitas County Solid Waste Programs	PublicHealthInspectors@co.kittitas.wa.us	
		lisa.lawrence@co.kittitas.wa.us	
	Kittitas County Public Works	patti.stacey@co.kittitas.wa.us	
		kelee.hodges.pw@co.kittitas.wa.us	
	Kittitas County Airport	kelee.hodges.pw@co.kittitas.wa.us	
		candie.leader@co.kittitas.wa.us	
	Kittitas County Building Dept.	tate.mahre@co.kittitas.wa.us	
Jackie.sharp@co.kittitas.wa.us			
samantha.cox@co.kittitas.wa.us			
josh.fredrickson@co.kittitas.wa.us			
Kittitas County Assessor	Cameron.curtis@co.kittitas.wa.us		
	Jeremy.larson@co.kittitas.wa.us		
Kittitas County P.U.D. Snoqualmie Pass Utility District	Steph.mifflin@co.kittitas.wa.us		
	Haley.mercer@co.kittitas.wa.us		
Tribal Agencies & WA DAHP	Washington State DAHP	Christine.garcia@co.kittitas.wa.us	
		ken.edwards@kittitaspud.com	
	Yakama Nation	THastings@snopass.org	
		sepa@dahp.wa.gov	
		enviroreview@yakama.com	
		corrine_camuso@yakama.com	
		jessica_lally@yakama.com	
		noah_oliver@yakama.com	
		casey_barney@yakama.com	
	Colville Tribe	kozi@yakamafish-nsn.gov	
		matj@yakamafish-nsn.gov	
	Snoqualmie Tribe	guy.moura@colvilletribes.com	
		sam.rushing@colvilletribes.com	
		connor.armi.hsy@colvilletribes.com	
darnell.sam.adm@colvilletribes.com			
john.sirois.adm@colvilletribes.com			
	milton.davis.adm@colvilletribes.com		
	steve@snoqualmietribe.us		
	dahp@snoqualmietribe.us		
	adam@snoqualmietribe.us		

State & Federal Agencies	WA State Department of Health	russell.mau@doh.wa.gov	
	Department of Ecology	brietta.carter@doh.wa.gov	(Add this and SPUD (below) only if in Snoqualmie Pass Area)
		tebu461@ecy.wa.gov	
		lowh461@ECY.WA.GOV	
		FormerOrchards@ecy.wa.gov	
		wendy.neet@ecy.wa.gov	
		crosepa@ecy.wa.gov	
		rand461@ECY.WA.GOV	
	WA Dept. Fish and Wildlife	Scott.Downes@dfw.wa.gov	
		Jennifer.Nelson@dfw.wa.gov	
	Elizabeth.Torrey@dfw.wa.gov		
WA Dept. of Natural Resources	rivers@dnr.wa.gov		
	luke.warthen@dnr.wa.gov		
	SEPACENTER@dnr.wa.gov		
	MARTIN.MAUNEY@dnr.wa.gov		
	Amanda.Moody@dnr.wa.gov		
Bureau of Reclamation 1917 Marsh Road Yakima, WA 98901	lhendrix@usbr.gov	(mailed)	
Washington State Parks PO Box 42650 Olympia, WA 98504-2650	ken.graham@parks.wa.gov	(mailed)	
Bureau of Land Management 915 N. Walla Wall Wenatchee, WA 98801		(mailed)	
Forest Service	kimberly.larned@usda.gov		
Army Corps of Engineers	Deborah.j.knaub@usace.army.mil		
	Jenae.N.Churchill@usace.army.mil		
Washington State DOT	Jacob.Prilucik@wsdot.wa.gov		
	SCPlanning@wsdot.wa.gov		
	AviationLandUse@wsdot.wa.gov		
Bonneville Power Administration	CMOlcese@bpa.gov		
	vlconnell@bpa.gov		

Additional Contacts	<p>Puget Sound Energy</p> <p>James E Brooks Library</p> <p>Brookside Consulting - Allison Kimball Northern Kittitas County Tribune</p> <p>Daily Record</p> <p>Northwest Training Range Complex</p> <p>Yakima Training Center</p> <p>Kittitas Valley Healthcare Attn: CEO 603 S. Chestnut Street Ellensburg, WA 98926</p>	<p>rightofway@pse.com</p> <p>Dylan.Marcus@pse.com</p> <p>jorgenja@cwu.edu</p> <p>nelmsk@cwu.edu</p> <p>brooksideconsulting@gmail.com</p> <p>tribune@nkctribune.com</p> <p>terry@nkctribune.com</p> <p>snutt@kvnews.com</p> <p>legals@kvnews.com</p> <p>Kimberly.peacher@navy.mil</p> <p>Robert.d.bright10.civ@army.mil</p> <p>mark.a.gradwohl.civ@mail.mil</p>	<p>(mailed)</p>
Fire District (Paste from List)	<p>Kittitas Valley Fire & Rescue (District 2)</p> <p>2020 Vantage Highway Ellensburg, WA 98926 Cle Elum, WA 98922 DNR (Southeast Region) 713 Bowers Road Ellensburg, WA 98926</p>	<p>elliotttr@kvfr.org</p>	
Irrigation District Options	<p>Kittitas Reclamation District</p>	<p>sara@krdistrict.org</p>	
School District (Paste from list)	<p>Damman School District 6</p> <p>41 Manastash Road Ellensburg, WA 98926</p>	<p>timothy.lawless@dammanschool.org</p> <p>marsha@dammanschool.org</p>	
City of Ellensburg		<p>yusid@ci.ellensburg.wa.us</p> <p>pubworks@ci.ellensburg.wa.us</p> <p>comdev@ci.ellensburg.wa.us</p>	

**Neighboring
City (if
applicable)**

energyservices@ci.ellensburg.wa.us
jonesc@ci.ellensburg.wa.us
johnstonj@ci.ellensburg.wa.us

BENDER, MATTHEW C &
CRISTINA D
760 SHUSHUSKIN RIDGE RD
ELLENSBURG, WA 98926-5050

SHUSHUSKIN RIDGE OWNER'S
ASSOCIATION
900 SHUSHUSKIN RIDGE RD
ELLENSBURG, WA 98926-5052

SOLAR DOLAR LLC
1410 W DOLARWAY RD STE 301
ELLENSBURG, WA 98926

FISH, JONATHAN & JANE
6590 UMPTANUM RD
ELLENSBURG, WA 98926-8381

THAYER, RAYMOND A
2131 RIVERBOTTOM RD
ELLENSBURG, WA 98926-8943

THAYER, PATRICK C ETUX
PO BOX 481
ELLENSBURG, WA 98926

RODARTE, JR & MELISSA
27607 SE 392ND ST
ENUMCLAW, WA 98022-7741

LAWTON, JOHN & MELISSA
PO BOX 715
SNOQUALMIE, WA 98065-0715

ESPELAND, HANS T & PAMELA J
1070 SHUSHUSKIN RIDGE RD
ELLENSBURG, WA 98926-5053

THAYER, KYLE & CARA
2131 RIVERBOTTOM RD
ELLENSBURG, WA 98926-8943

CHARLTON, MARILYN
8191 WILSON CREEK RD
ELLENSBURG, WA 98926-7204

MATLIN, HARRY A ETUX
900 SHUSHUSKIN RIDGE RD
ELLENSBURG, WA 98926-5052

NOTICE OF APPLICATION

Project Name (File Number): Solar Dolar (SE-24-00012)

Applicant: Joel Greear

Location: The subject properties are parcel #'s 963365, approximately 4.2 miles on Umptanum Road west of the intersection of Canyon Road and Umptanum Road, southwest of Ellensburg, WA. in Section 27, Township 17, Range 18, in Kittitas County.

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

Notice of Application:	April 11, 2024
Application Received:	March 11, 2024
Application Complete:	April 9, 2024
Publish Daily Record:	April 11, 2024
Publish NKC Tribune:	April 11, 2024

Bradley Gasawski

From: Sabrina Nutt <snutt@kvnews.com>
Sent: Wednesday, April 10, 2024 8:55 AM
To: Bradley Gasawski
Subject: Re: SE-24-00012 Solar Dolar - (Publishing) Notice of Application

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.

Bradley,

Okay. I have fixed those two mistakes and have released it for publishing. Let me know if you need anything else.

Sabrina Nutt | 509-925-1414 ext. 570223
Circulation: circ@kvnews.com
Legals: legals@kvnews.com
Classifieds: classified2@kvnews.com
Obituaries: www.dailyrecordnews.com

From: Bradley Gasawski <bradley.gasawski@co.kittitas.wa.us>
Sent: Wednesday, April 10, 2024 8:51 AM
To: Sabrina Nutt <snutt@kvnews.com>
Subject: RE: SE-24-00012 Solar Dolar - (Publishing) Notice of Application

CAUTION, this email originated from outside the organization.

Hi Sabrina,

Thank you for the quick response. I did find two grammatical things. Under **Proposal**, “single-family residence” copied over as “singlefamily residence”. At the end of **Proposal**, “Forest & Range with a Rural Working land use designation” appears to have been spread out over two lines versus continuing the sentence on the one line until space ran out and then have it continue to the next line. Otherwise, it looks great.

I approve with the two edits.

Best,
Bradley

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

If this is about a Public Records request, please go to <http://www.co.kittitas.wa.us/request/default.aspx> and fill out a request for public records through the GovQA portal.

From: Sabrina Nutt <snutt@kvnews.com>
Sent: Wednesday, April 10, 2024 8:22 AM
To: Bradley Gasawski <bradley.gasawski@co.kittitas.wa.us>
Subject: Re: SE-24-00012 Solar Dolar - (Publishing) Notice of Application

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.

Good morning, Bradley,

The attached proof is pending approval for the following run date(s) 04/11.
Please make changes and give approval prior to the deadline of 04/10, 10:30am.
Thank you!

Sabrina Nutt | 509-925-1414 ext. 570223
Circulation: circ@kvnews.com
Legals: legals@kvnews.com
Classifieds: classified2@kvnews.com
Obituaries: www.dailyrecordnews.com

From: Bradley Gasawski <bradley.gasawski@co.kittitas.wa.us>
Sent: Wednesday, April 10, 2024 8:06 AM
To: Sabrina Nutt <snutt@kvnews.com>; KVNews Legals <legals@kvnews.com>
Cc: Jamey Ayling <jamey.ayling@co.kittitas.wa.us>; Bradley Gasawski <bradley.gasawski@co.kittitas.wa.us>; Chace Pedersen <chace.pedersen@co.kittitas.wa.us>; Zach Torrance-Smith <zach.torrancesmith@co.kittitas.wa.us>
Subject: SE-24-00012 Solar Dolar - (Publishing) Notice of Application

CAUTION, this email originated from outside the organization.

Good Morning,

Please publish the attached legal in your paper as follows:

Daily Record: April 11, 2024

Please let me know if you have any questions or concerns.

Thanks,
Bradley

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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ADVERTISING PROOF

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 Ellensburg, WA 98926
 Ph. (509) 204-8237 Fax: (907) 452-5054

BILLING DATE:	ACCOUNT NO:
04/10/24	50096

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

AD #	DESCRIPTION	START	STOP	TIMES	AMOUNT
501750	NOA: Solar Dolar (SE	04/11/24	04/11/24	2	\$129.74

Payments:

Date	Method	Card Type	Last 4 Digits	Check	Amount
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Discount:	\$0.00	Gross:	\$129.74
Surcharge:	\$0.00	Paid Amount:	\$0.00
Credits:	\$0.00		

Amount Due: \$129.74

We Appreciate Your Business!

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PUBLISH: Daily Record: April 11, 2024 /
LEGAL# 501750