



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-24-00013) Horish

NOTIFICATION OF: Notice of Application

NOTIFICATION MAIL DATE: April 11, 2024

I certify that the following documentation:

- Notice of Application for Horish 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

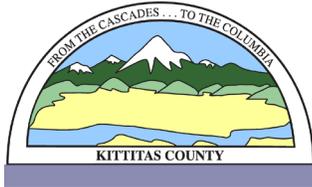
Subscribed and sworn to before me this 11th day of April, 2024




Signature

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

My appointment expires: 12-23-25



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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Office (509) 962-7506

“Building Partnerships – Building Communities”

NOTICE OF APPLICATION

Notice of Application: April 11, 2024
Application Received: March 14, 2024
Deemed Complete: April 9, 2024

Project Name (File Number): Horish (SE-24-00013)

Applicant: Linda Horish

Location: The subject properties are parcel #'s 546534 & 516534, located on Lower Peoh Point Rd. approximately 3.5 miles east of the intersection of Upper Peoh Point Rd & Lower Peoh Point Rd, southeast of Cle Elum, WA. in Section 05, Township 19, Range 16, in Kittitas County.

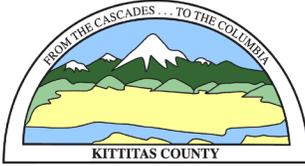
Proposal: Linda Horish is proposing a driveway through parcel # 546534 to access parcel # 516534. The project is proposed on a site that is zoned Agriculture 5 with a Rural Residential land use designation.

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-24-00013 Horish”.

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:** Linda Horish is proposing the construction of a 1200 foot driveway that would be accessed via Lower Peoh Point Road. The project is proposed on a site that is zoned Agriculture 5. The proposal is classified under Kittitas County Code (KCC) 12.5 as “driveway and access.”
- Proponent:** Linda Horish, applicant & Bob Bailey, authorized agent
- Location:** The subject properties are parcel #'s 546534 & 516534, and located off Lower Peoh Point Road, east of the intersection of Upper Peoh Point Road & Lower Peoh Point Road by 3.5 miles in Cle Elum, WA. in Section 05, Township 19, Range 16, 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-24-00013 Horish”.

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.	marvin.douvier.sh@co.kittitas.wa.us	
	KittCom	kim.dawson@co.kittitas.wa.us	
		adminstaff@kittcom.org	
		storch@kittcom.org	
	Kittitas County Board of County Commissioners	julie.kjorsvik@co.kittitas.wa.us	
	Kittitas County Code Enforcement	laura.kukes@co.kittitas.wa.us	
	Kittitas County Environmental Health	PublicHealthInspectors@co.kittitas.wa.us	
	Kittitas County Solid Waste Programs	lisa.lawrence@co.kittitas.wa.us	
		patti.stacey@co.kittitas.wa.us	
	Kittitas County Public Works	kelee.hodges.pw@co.kittitas.wa.us	
	Kittitas County Airport	candie.leader@co.kittitas.wa.us	
		tate.mahre@co.kittitas.wa.us	
		Jackie.sharp@co.kittitas.wa.us	
	samantha.cox@co.kittitas.wa.us		
	josh.fredrickson@co.kittitas.wa.us		
	Cameron.curtis@co.kittitas.wa.us		
Kittitas County Building Dept.	Jeremy.larson@co.kittitas.wa.us		
	Steph.mifflin@co.kittitas.wa.us		
Kittitas County Assessor	Haley.mercer@co.kittitas.wa.us		
	Christine.garcia@co.kittitas.wa.us		
Kittitas County P.U.D.	ken.edwards@kittitaspud.com		
Snoqualmie Pass Utility District	THastings@snopass.org		
Tribal Agencies & WA DAHP	Washington State DAHP	sepa@dahp.wa.gov	
	Yakama Nation	enviroreview@yakama.com	
		corrine_camuso@yakama.com	
		jessica_lally@yakama.com	
		noah_oliver@yakama.com	
		casey_barney@yakama.com	
		kozj@yakamafish-nsn.gov	
		matj@yakamafish-nsn.gov	
	Colville 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	
Snoqualmie Tribe	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)	
		(mailed)	
Forest Service Army Corps of Engineers	kimberly.larned@usda.gov		
	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</p> <p>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>	(mailed)
Fire District (Paste from List)	<p>Fire District #7</p> <p>Attn: Fire Chief</p> <p>31 Firehouse Road</p> <p>Cle Elum, WA 98922</p> <p>DNR (Southeast Region)</p> <p>713 Bowers Road</p> <p>Ellensburg, WA 98926</p>	<p>office@kcfcd7.com</p>	
Irrigation District Options	<p>Kittitas Reclamation District</p>	<p>sara@krdistrict.org</p>	
School District (Paste from list)	<p>Cle Elum- Roslyn School District 404</p>	<p>robertsb@cersd.org</p> <p>communityrelations@cersd.org</p>	
	<p>CITY OF CLE ELUM</p>	<p>mengelhart@cleelum.gov</p> <p>dlee@cleelum.gov</p> <p>vamick@cleelum.gov</p>	

**Neighboring
City (if
applicable)**

Town of South Cle Elum
PO Box 160
South Cle Elum, WA 98943

planning@cleelum.gov

townofsouthcleelum@gmail.com
sce@inland.net

BASTERRECHEA, JUAN J
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CLE ELUM, WA 98922-9522

COOLEY, JOAN P
PO BOX 483
CLE ELUM, WA 98922-0483

BASTERRECHEA, JUAN J ETAL
1310 1ST ST
CLE ELUM, WA 98922-9522

HARRIS, TIMOTHY A
20618 52ND AVE W
LYNNWOOD, WA 98036

EYCHANER, CHARLES & TAMARA
1702 24TH AVE CT SE
PUYALLUP, WA 98374-1497

STATE OF WASH WILDLIFE
600 CAPITOL WAY N
OLYMPIA, WA 98501-1076

LONZO-HORISH LP
6581 LOWER PEOH PT RD
CLE ELUM, WA 98922

BECKER HOMES LLC
13407 117TH AVENUE CT E
PUYALLUP, WA 98374-3173

GARA, ROBERT IMRE JR & ARIEL
10635 SAND POINT WAY NE
SEATTLE, WA 98125-6923

FORSTER, JAMES H & ENOLA J
PO BOX 217
CLE ELUM, WA 98922

NEVILLS, AMY M
880 GROESCHELL RD
CLE ELUM, WA 98922

CAREY, NANCY A
2702 BOYLSTON RE
ELLENSBURG, WA 98926-7668

WARD, DIANE L
11107 31ST AVE SE
EVERETT, WA 98208-5255

MONTGOMERY, SCOTT &
MICHELE
1150 MASTERSON RD
CLE ELUM, WA 98922-8318

KITTITAS RECLAMATION DIST
PO BOX 276
ELLENSBURG, WA 98926

TUGWELL, KIM R
611 336TH ST E
ROY, WA 98580

MAIER, WILLIAM
17616 SE 219TH
KENT, WA 98042

TREVATHAN, THOMAS E ETUX
PO BOX 810
CLE ELUM, WA 98922

CIRCLE N LLC
219 LAKE ST S STE B
KIRKLAND, WA 98033-6431

ERICKSON, DIANA M & PAUL
STEVEN
PO BOX 927
CLE ELUM, WA 98922-0927

BORNEMEIER, ROBERT & LILLIAN
PO BOX 536
CLE ELUM, WA 98922-0536

NOTICE OF APPLICATION

Project Name (File Number): Horish (SE-24-00013)

Applicant: Linda Horish

Location: The subject properties are parcel #'s 546534 & 516534, located on Lower Peoh Point Rd. approximately 3.5 miles east of the intersection of Upper Peoh Point Rd & Lower Peoh Point Rd, southeast of Cle Elum, WA. in Section 05, Township 19, Range 16, 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 14, 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-24-00013 Horish - (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.

Great. I have released it for publishing

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

From: Bradley Gasawski <bradley.gasawski@co.kittitas.wa.us>
Sent: Wednesday, April 10, 2024 8:52 AM
To: Sabrina Nutt <snutt@kvnews.com>
Subject: RE: SE-24-00013 Horish - (Publishing) Notice of Application

CAUTION, this email originated from outside the organization.

Hi Sabrina,

I approve. Thank you!

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 8:48 AM

To: Bradley Gasawski <bradley.gasawski@co.kittitas.wa.us>
Subject: Re: SE-24-00013 Horish - (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
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Obituaries: www.dailyrecordnews.com

From: Bradley Gasawski <bradley.gasawski@co.kittitas.wa.us>
Sent: Wednesday, April 10, 2024 8:34 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-24-00013 Horish - (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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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
501765	NOA: Horish (SE-24-0	04/11/24	04/11/24	2	\$124.76

Payments:

Date	Method	Card Type	Last 4 Digits	Check	Amount
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Discount:	\$0.00	Gross:	\$124.76
Surcharge:	\$0.00	Paid Amount:	\$0.00
Credits:	\$0.00		

Amount Due: \$124.76

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LEGAL# 501765